

1a Lutterworth Road Blaby, Leicester, LE9 1RG  
Telephone 0116 2772277 Email [sara@nestestateagents.co.uk](mailto:sara@nestestateagents.co.uk)  
[www.nestestateagents.co.uk](http://www.nestestateagents.co.uk)



## Room Sizes

**Entrance Hallway**  
18'5 x 5'8

**Downstairs WC**  
5'4 x 4

**Living & Dining Room**  
21'2 x 16'2 max

**Dining Kitchen**  
18'2 max x 11'9 max

**Conservatory**  
22 x 8'11

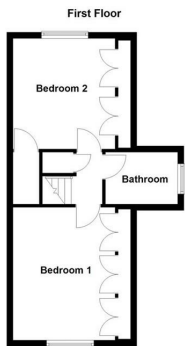
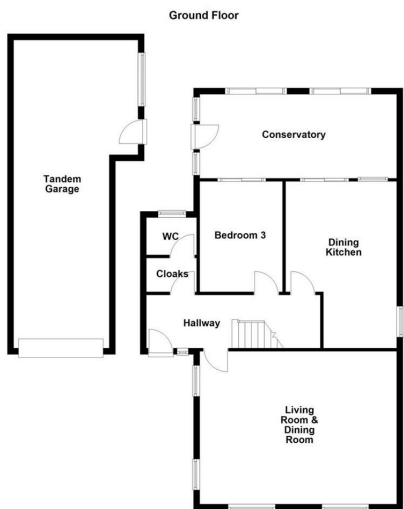
**Bedroom Three**  
11'8 x 8'9

**First Floor Landing**

**Bedroom One**  
14'3 x 12

**Bedroom Two**  
12 x 11'9

**Bathroom**  
7'8 x 5'9



**FIXTURES AND FITTINGS** All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.  
**VIEWING** Via our office at 1a Lutterworth Road Blaby, Leicester, LE9 1RG  
Telephone 0116 2772277 Email [sara@nestestateagents.co.uk](mailto:sara@nestestateagents.co.uk) who will be pleased to arrange an appointment to view. Or visit our website at [www.nestestateagents.co.uk](http://www.nestestateagents.co.uk)  
**FREE PROPERTY VALUATION** Looking to sell? Need a valuation?  
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County - total coverage for your home.  
Call us on 0116 2772277 for free advice.  
**OFFER PROCEDURE** If you are obtaining a mortgage on this property one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.  
**MONEY LAUNDERING** Money laundering regulations 2003 - Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.  
These details do not constitute part of an offer or contract.  
**Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY.** Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

Equity Road, Enderby, Leicester LE19 4NN

Offers Over £325,000

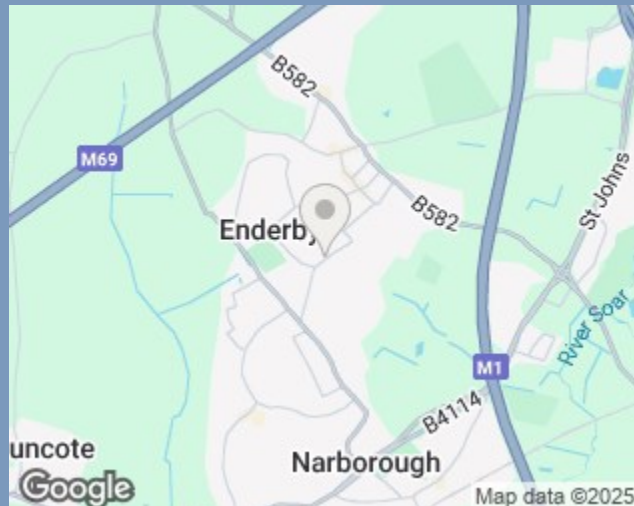


# The Story Begins

- Detached Dorma Bungalow
- No Upward Chain
- Ample Scope For Extension
- Driveway & Tandem Garage
- Hallway, WC, Living & Dining Room
- Dining Kitchen & Conservatory
- Ground Floor Bedroom
- First Floor - Two Bedrooms & Bathroom
- Non Overlooked Rear Garden
- Energy Rating D, Council Tax Band E & Freehold

# Location Is Everything

Enderby has everything to offer as a thriving village which is located south west of the city. Enderby offers an excellent range of amenities local shops which cater for day to day living, a leisure centre and a nine hole golf course, fashionable restaurants, pubs, Enderby Danemill Primary School, Brockington College for the older children and all within easy access to the city centre with the Park and ride, motorway networks and Fosse Park Shopping Centre.



# Inside Story

This delightful detached dormer bungalow presents an excellent opportunity for those seeking a home with potential. With ample scope for extension subject to planning this great property must be viewed internally to appreciate.

Upon entering, you are greeted by a welcoming entrance hallway that leads to a convenient cloak room and downstairs WC. The spacious living and dining room, located at the front of the property, offers a bright and airy atmosphere, ideal for both relaxation and entertaining. The dining kitchen, featuring sliding doors that open into a conservatory, provides a seamless transition between indoor and outdoor living, making it a perfect spot for enjoying meals with family and friends. The kitchen itself is fitted with cream wall and base units with a butcher block work surface, sink drainer and integrated oven, hob and extractor fan.

The ground floor accommodates one of the three bedrooms, while the first floor hosts a well-appointed bathroom and two additional bedrooms with fitted wardrobes, providing ample space for everyone. The property requires modernisation, allowing you to put your personal touch on it and truly make it your own. Outside, the property features a driveway that can accommodate several vehicles, along with a tandem garage for additional storage or parking. The enclosed rear garden is private, not overlooked with lawn, greenhouse, timber shed and a vegetable patch for those with a green thumb.

This bungalow is a rare find in a desirable location, combining comfort, potential, and a peaceful setting. With its proximity to local amenities and transport links, it is an ideal choice for anyone looking to settle in Enderby. Don't miss the chance to explore the possibilities this property has to offer.

