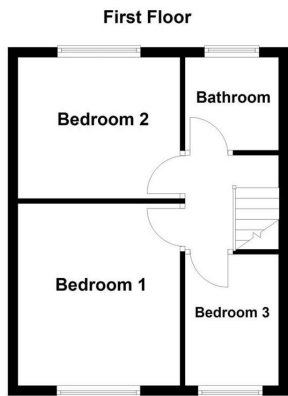
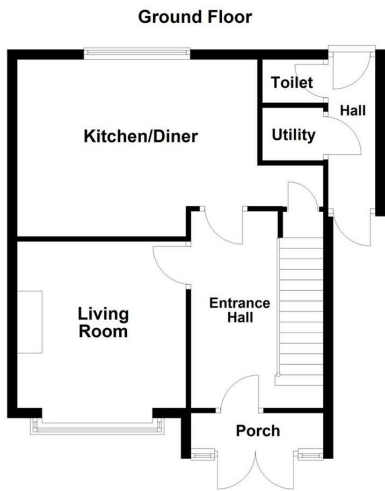


1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk
www.nestestateagents.co.uk



Room Sizes

- Porch**
2'04 x 8'09
- Hallway**
13'01 x 6'01
- Living Room**
11'00 x 11'02
- Kitchen Diner**
17'03 x 12'11 x 9'09
- Lean To**
3'01 x 9'06
- Utility**
4'04 x 2'10
- Toilet**
2'06 x 4'04
- Bedroom One**
12'03 x 9'08
- Bedroom Two**
10'08 x 9'04
- Bathroom**
6'02 x 6'04
- Bedroom Three**
9'04 x 7'07



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 who will be pleased to arrange an appointment to view. Or visit our website at 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.

Blaby Road, Enderby, Leicester LE19 2BH

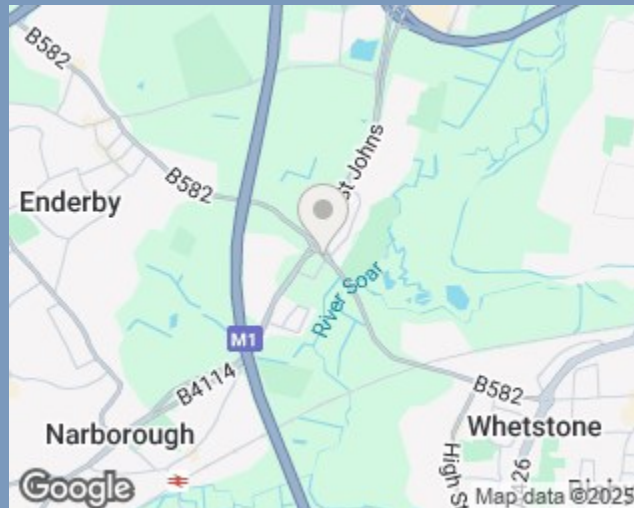
£250,000

The Story Begins

- Semi Detached Family Home
- Porch & Entrance Hall
- Living Room With Open Fire
- Modern Kitchen Diner
- Utility Space & Downstairs Toilet
- Three Bedrooms
- Main Bathroom
- Enclosed Rear Garden
- Front Driveway
- EPC Rating TBC | Council Tax Band TBC | 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 semi-detached family home is located in the sought-after village of Enderby, offering an ideal combination of comfort and practicality. Upon entering through the porch, you're welcomed by an inviting hallway with stairs to the first floor and doors to your downstairs accommodation. The stylish living room features a bay window and an open fire, perfect for relaxing after a long day. Adjacent is the spacious kitchen diner, fitted with an array of modern wall and base units and ample space for a dining table and chairs. There is a double sink with an integrated soap dispenser and space for a fridge-freezer, oven and hob and an in cupboard dishwasher and freezer. The lean-to provides a utility area with plumbing for a washing machine, space for a tumble dryer, and a separate toilet. To the first floor, there are three well appointed bedrooms and a modern family bathroom that includes a bath with a shower over, a wash hand basin, and a low-level WC. Externally, the enclosed rear garden boasts a lawn and a generous patio area, ideal for outdoor entertaining in the warmer months, while a convenient parking space is available at the front of the property. Don't miss the opportunity to make this house your home.

