

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



Room Sizes

Living Room
12 x 11'6

Dining Room
11'9 x 11'6

Kitchen
15'5 x 6'4

Conservatory
9'10 x 7'3

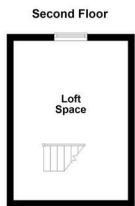
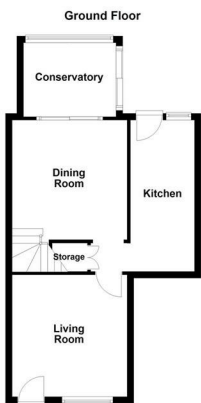
First Floor Landing

Bedroom One
11'9 x 11'6

Bedroom Two
12 max x 11'6

Bathroom
15'5 x 6'4

Loft Space
18'11 max x 10'3



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
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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.

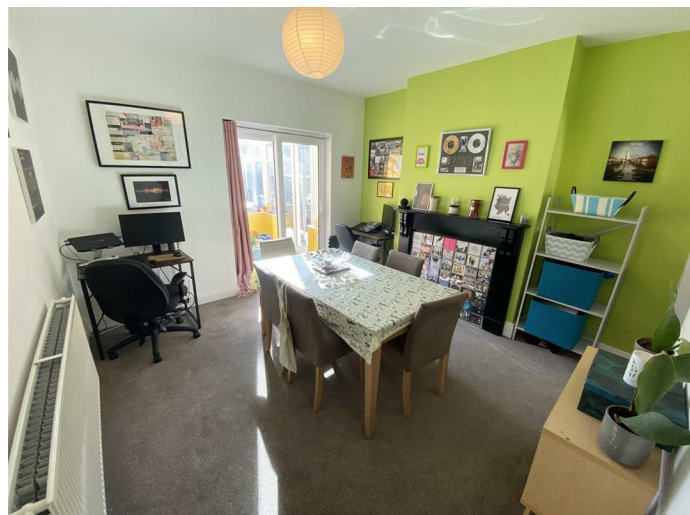
John Street, Enderby, Leicester LE19 4LE
£209,950

The Story Begins

- Traditional Semi Detached Home
- Heart Of Enderby Village Location
- Well Presented Throughout
- Living Room & Dining Room
- Fitted Kitchen & Conservatory
- First Floor Landing & Bathroom
- Two Double Bedrooms & Loft Space
- Enclosed Rear Garden & Parking Space
- Energy Rating C
- Council Tax Band B & 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 semi-detached house on John Street presents an excellent opportunity for first-time buyers. The property is well-presented throughout, offering generous accommodation and a warm and inviting atmosphere that is sure to appeal.

Upon entering, you are greeted by a living room that flows seamlessly into a separate dining room. The dining area features sliding patio doors that lead to a lovely conservatory, perfect for enjoying the garden views or entertaining guests. The fitted kitchen is practical and functional, equipped with shaker style wall and base units, a sink drainer, an oven, a hob, and an extractor fan, along with ample space for additional appliances. The home boasts two generously sized double bedrooms, providing plenty of room for relaxation and rest. The bathroom is thoughtfully designed with a white three piece suite and featuring a separate shower cubicle for added convenience. A staircase from the landing leads to the loft space, which is illuminated by a Velux window, offering potential for further development or simply extra storage.

Outside, the property benefits from a parking space at the front, ensuring ease of access. The enclosed rear garden is a true highlight, featuring a patio area ideal for al fresco dining, decorative gravel for low maintenance, and a garden shed for additional storage.

This traditional semi-detached home is a perfect blend of comfort and practicality, making it an ideal choice for those looking to settle in a friendly community. With its excellent location and well-appointed features, this property is not to be missed.

