

1a Lutterworth Road Blaby, Leicester, LE9 1RG
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Room Sizes

Reception Room
11'1 x 12'1

Dining Room
7'10 x 12'10

Living Room
12'00 x 17'1

Kitchen
8'00 x 10'1

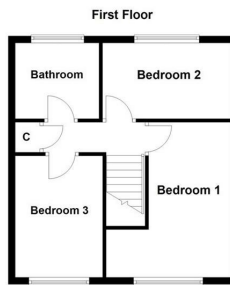
Conservatory
12'1 x 9'1

Bedroom One
14'1 x 12

Bedroom Two
7'01 x 12'01

Bathroom
7'1 x 7

Bedroom Three
8'0 x 11'1



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.

Kipling Drive, Enderby, Leicester LE19 4QQ
Offers Over £299,950

The Story Begins

- Well Presented Semi Detached Family Home
- Reception Room
- Dining Room & Downstairs WC
- Living Room
- Conservatory
- Modern Fitted Kitchen
- Car Port & Double Garage
- Enclosed Rear Garden
- Driveway
- Council Tax Band B | EPC Rating D | 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

Three bedroom semi detached family home. As you enter through the front door into the reception room, there are stairs rising to the first floor and doors to your downstairs accomodation. This reception room is currently utilised as an office space, with plenty of potential to suit your familys needs. Through a door on your left, youll find the dining room with ample space for a table and chairs, a storage cupboard and a downstairs WC with a low level WC and wash hand basin. There are french doors from the reception room into the living room, with a feature fireplace creating a cosy feel, this room is perfect for relaxing after a long day. There are another set of french doors into the bright conservatory, this light filled space is a wonderful addition to the home adding another functional room to utilise however you wish, there are french doors leading to the garden too. Back through the lounge into the kitchen, fitted with modern wall and base units, a stainless steel sink drainer. There are integrated appliances including a double oven with gas hob and extractor fan, a dishwasher, microwave, plumbing for a washing machine and space for an American style fridge freezer. There is a door with access to the car port which features an electric up and over door. To the first floor, There are three well appointed bedrooms and a main family bathroom comprising of a shower, a wash hand basin, low level WC and a free standing bath. There is a storage cupboard adding to the convenience of the home. Externally, The property benefits from a enclosed rear garden with a patio area and well maintained lawn with a gated entrance directly into Southey close recreational park. There is a double garage and a driveway to the front of the property.

