

1a Lutterworth Road, Blaby, Leicester, LE8 4DW
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www.nestestateagents.co.uk

FLOOR PLAN



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, LE8 4DW
Telephone: 0116 2771777 • Email: lettings@duckletts.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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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.
Measurements are for guidance only and potential buyers are advised to recheck measurements.
Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and have no guarantee as to their operability or efficiency can be given.



10 Townsend Road, Enderby, Leicester, LE19 4PH
£875 Per month

OVERVIEW

- Charming Character Cottage
- Tucked Away In The Heart Of Enderby Village
- Well Maintained Both Inside & Out
- Front Garden & Rear Courtyard
- Lounge & Dining Area
- Kitchen
- Two Bedrooms
- Upstairs bathroom
- EPC RATING (D)
- Council Tax Band (A)

LOCATION LOCATION....

Tucked away next to The Nook / Gumley Square. 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.



THE INSIDE STORY

Offered to the market in lovely condition this fabulous character property has been well maintained both inside and out by the current owner and nest believe an internal viewing of this charming home is essential. On approach to the home you will be greeted with a beautiful front garden. Entering through the front door you will find yourself in the lounge area. This room has a bright feeling with light flooding in via the dual aspect windows. With its painted white beams and a fire place it is a welcoming space. Fitted with cottage style wall and base units the kitchen has everything you need including a stainless steel sink drainer unit, integrated oven and hob. Travelling up to the first floor there are two bedrooms, the master of the two rooms is located at the front of the home with fitted double wardrobes offering plenty of storage. Over in the bathroom is a modern white suite comprising of bath with shower tap attachment and glass screen, pedestal wash hand basin, low level wc and complimentary wall and floor tiling. Externally to the rear of the property you can enjoy the pretty paved courtyard that is perfect for outside dining and a there is also a brick built outside store.

