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## Room Sizes

**Living & Dining Room**  
27'5 x 11'4

**Fitted Kitchen**  
12'9 x 5'8

**First Floor Landing**  
15'10 x 2'7

**Bedroom One**  
12 x 11'4

**Bedroom Two**  
12 x 8'3

**Bathroom**  
12'9 x 5'8



**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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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.

King Street, Enderby LE19 4NT

£195,000



# The Story Begins

- Mid Terrace Home
- Well Presented Throughout
- Living & Dining Room
- Fitted Kitchen
- First Floor Landing
- Two Double Bedrooms
- Separate Bathroom
- Pretty Rear Garden
- Energy Rating D
- Council Tax Band A & 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

Positioned within the heart of Enderby this delightful and well presented mid-terrace home was built around the 1900. The property is ideally situated close to local amenities, making it a convenient choice for both families and professionals alike. The seller has informed us that over the last few years the property has benefitted from a new boiler, new front door and updates to the roof.

Upon entering, you are greeted by a spacious living room that seamlessly flows into the dining area, creating an ideal space for entertaining or relaxing with loved ones. The modern kitchen is a highlight of the home, boasting contrasting work surfaces and a sink drainer, along with ample space for your appliances and a courtesy door to the rear garden. This well-designed area is sure to inspire your culinary adventures.

The central staircase leads you to the first floor, where you will find two generously sized double bedrooms, perfect for restful nights. The separate bathroom features a contemporary white three-piece suite, providing a fresh and functional space for your daily routines.

Step outside to discover a charming rear garden, complete with decking, a lawn area, decorative slate, borders, and a handy storage shed. This outdoor space is perfect for enjoying sunny afternoons or hosting gatherings with friends and family.

In summary, this terraced house on King Street presents an excellent opportunity for those seeking a comfortable home in a vibrant community. With its blend of modern amenities and traditional charm, this property is not to be missed.

