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## Room Sizes

Entrance Hallway

Downstairs WC

Living Room  
23'04x10'10

Open Plan Dining Kitchen  
24x10'10

First Floor Landing

Bedroom One  
12'07x11'05

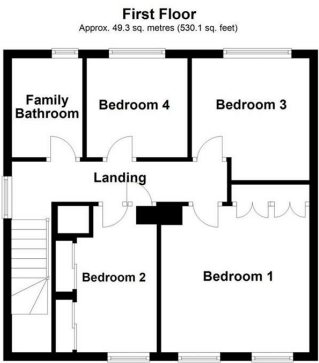
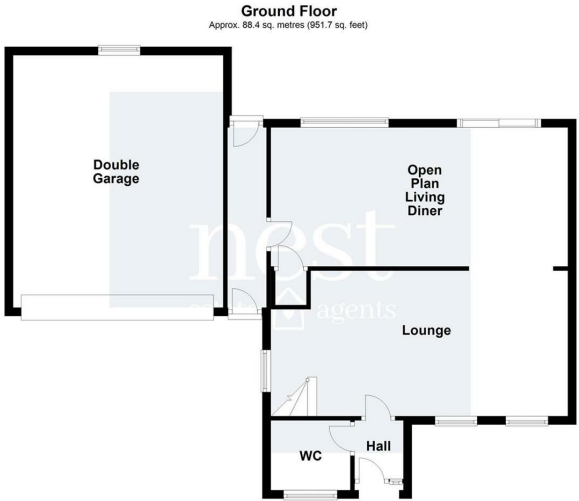
Bedroom Two  
12'06x11'05

Bedroom Three  
9'06x7'09

Bedroom Four  
7'10x7'09

Family Bathroom

Double Garage



**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.

Jarrett Close, Enderby LE19 4PJ

£374,950

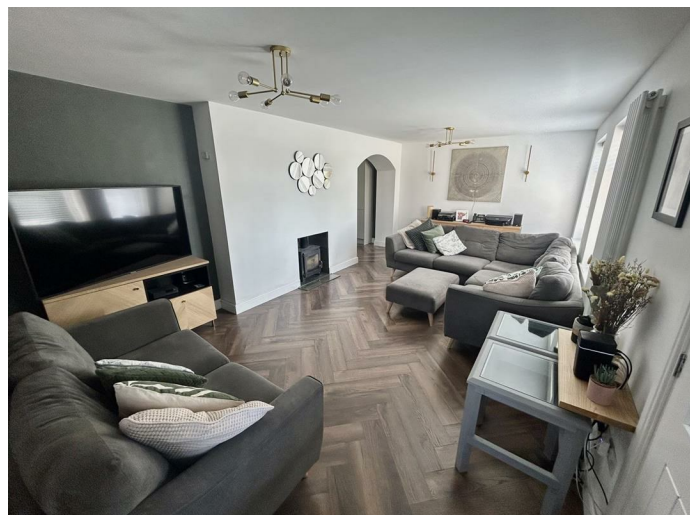


# The Story Begins

- Beautifully Presented Family Home
- Modern Throughout
- Spacious Lounge With Log Burner
- Newly Fitted Kitchen With Integrated Appliances
- Four Well Proportioned Bedrooms
- Family Bathroom & Downstairs WC
- Enclosed Rear Garden With Patio Area & Lawn
- Off Road Parking & Double Garage
- Scope To Extend Subject To Local Planning Permission
- EPC Rating C Council Tax Band D

# 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

Located on Jarrett Close, Enderby, this beautifully presented detached home has been wonderfully modernised by the current owners and demands an internal viewing.

Upon entering through the handy hallway there is access into a downstairs WC for practicality.

You are then welcomed into a spacious living room, which features Herringbone style flooring and a delightful fire that elegantly separates the area from the modern dining kitchen. The kitchen has been newly fitted and boasts sliding patio doors that lead to the garden, allowing for an abundance of natural light and a seamless connection to the outdoor space, perfect for entertaining or enjoying family gatherings. The kitchens itself has all the integrated appliances you will need including a fridge, freezer, dishwasher, washing machine, cooker & double oven.

Travelling up to the first floor there are four well-proportioned bedrooms, with the first two bedrooms benefiting from built-in wardrobes, providing ample storage and a tidy living environment. The bathroom is equipped with a three-piece suite, ensuring convenience for the whole family.

The split-level rear garden is a standout feature, offering a lovely patio area perfect for al fresco dining during the warmer months and outdoor electrics, decked area alongside a well-maintained lawn area with borders for gardening enthusiasts to cultivate their green fingers.

To the front this great property provides a driveway that leads to a double garage, ensuring that parking off road is never a concern.

