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## Room Sizes

**Entrance Hallway**

13'8 max x 6'7

**Playroom / Office**

11'9 x 11'8

**Sitting Room**

17'5 x 10'7

**Dining Kitchen**

14'3 max x 28 max

**Family Room**

17'6 x 14'8

**Bedroom Five**

14'3 x 7'6

**Utility Room**

9'4 mx x 8'9 max

**Downstairs WC**

6 x 2'9

**Boot Room**

9'8 x 9'2

**Garage**

15'3 x 11

**First Floor Landing**

12'4 max x 10 max

**Bedroom One**

15'2 max x 13

**Dressing Room**

15'8 x 8'7

**En-Suite**

11'9 x 3'9

**Bedroom Two**

16'3 max x 9'9

**En-Suite**

8'6 x 2'8

**Bedroom Three**

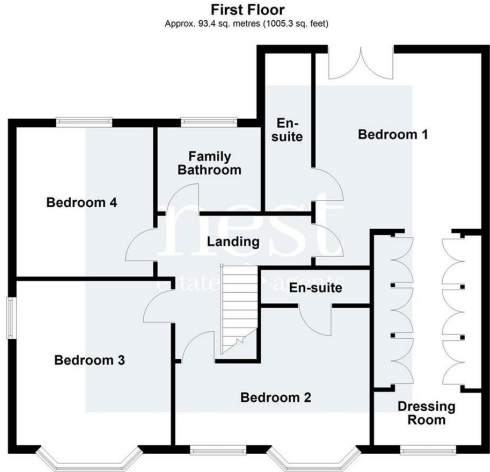
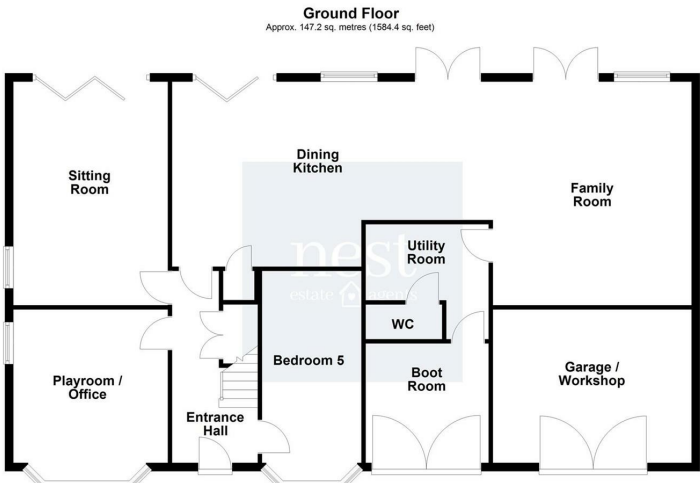
11'9 x 11'8

**Bedroom Four**

11'6 x 10'5

**Family Bathroom**

7'8 x 6'5



**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.

West Street, Enderby, Leicester LE19 4LT

£675,000

# The Story Begins

- Immaculate Traditional Detached Family Home
- Substantial Extension & Beautifully Refurbished
- Hallway, playroom / office, Living Room With Bifold Doors
- Bespoke Solid Wood Kitchen, Dining Area & Family Room
- Utility Room & Downstair WC
- Family Bathroom & Two En-Suite Shower Rooms
- Five Generous Double Bedrooms
- Main Bedroom With Juliette Balcony & Dressing Room
- Landscaped Rear Garden, Driveway, Garage & Boot Room
- Awaiting Energy Rating, Council Tax Band E & 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 immaculate traditional detached family home offers a perfect blend of modern living and classic elegance. The property has been thoughtfully extended and beautifully refurbished, making it an ideal choice for families seeking both space and style.

Upon entering, you are greeted by a welcoming entrance hall where engineered wood floor flows through that leads to a versatile playroom / office, complete with a delightful bay window. The ground floor has a convenient bedroom, perfect for guests or as a private study. The living room is a true highlight, boasting bi-fold doors that seamlessly connect the indoor space to the landscaped garden, creating an inviting atmosphere for relaxing.

The bespoke solid wood kitchen is a chef's dream, equipped with space for a Range cooker, plenty of work surface, integrated dishwasher, space for a fridge freezer and a dining area that encourages family gatherings. Adjacent to the kitchen, the family room is enhanced by under floor heating, feature fire and French doors that open to the garden, providing a cosy retreat during colder months. Additional conveniences include a utility room and a downstairs WC.

On the first floor, you will find a family bathroom featuring a luxurious roll-top bath, alongside four generously sized double bedrooms. Two of these bedrooms benefit from en-suite facilities, while the main bedroom impresses with a charming Juliette balcony, a dressing room fitted with solid wood wardrobes, and ample natural light.

Externally, the property boasts a driveway for parking with electric charger, a garage / workshop, and a boot room complete with a dog / boot wash. The beautifully landscaped rear garden is a tranquil oasis, complemented by an outhouse equipped with electricity, offering an excellent opportunity for a home office or gym. This exceptional home combines comfort, style, and practicality, making it a must-see for buyers.

