

Room Sizes

Entrance Hall
6'1 x 14'9

Sitting Room
11'9 x 17'10

Kitchen
18'3 x 7'1

Garden/Dining Room
18'1 x 10

Boot Room
5'8 x 10'1

Bedroom One
10'7 x 14'5

Bedroom Two
10'4 x 8'6

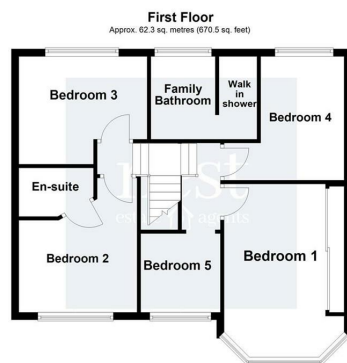
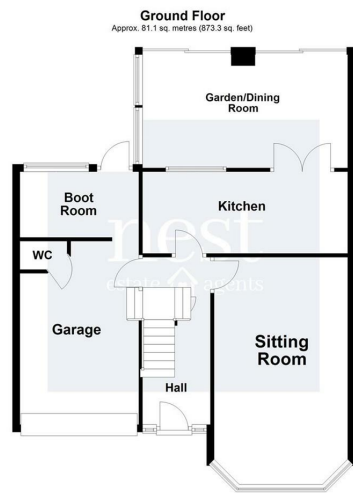
En Suite
4'4 x 4'8

Bedroom Three
10'1 x 10'3

Bedroom Four
11'1 x 8'8

Bedroom Five
6'1 x 6'5

Garage
16'2 x 10'6



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?

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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.

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 4LS

Price Range £399,950

The Story Begins

- Beautiful Traditional Five Bedroom Semi Detached Family Home
- Entrance hall, Sitting Room
- Fitted Kitchen
- Garden/Dining Room
- Boot Room & Downstairs WC
- Five Well Proportioned Bedrooms
- En Suite & Main Family Bathroom
- Luxury Garden Office
- Enclosed Landscaped Rear Garden Driveway & Garage
- Council tax band C | EPC Rating TBC | Freehold
- Guide Price £399,950 - £424.950

Location Is Everything

This fabulous home sits proudly back from the road, boasting a driveway that provides ample off-road parking and an extensive garden to the rear. Perfectly situated in the thriving village of Enderby, located to the south-west of the city, this home offers both tranquil living and convenient access to nearby amenities. Enderby has everything to offer, making it an ideal setting for families and professionals alike. You'll find an excellent range of local shops catering to day-to-day needs, alongside a leisure centre and a nine-hole golf course for recreation. Dining options are diverse, with fashionable restaurants and charming pubs to explore.

For families, education is superbly catered for with Enderby Danemill Primary School and Brockington College for older children, all within close proximity.

Moreover, easy access to the city centre is ensured with convenient connections such as the Park and Ride, motorway networks, and the renowned Fosse Park Shopping Centre nearby. This vibrant village truly offers the perfect blend of community living and convenient city access.



Inside Story

Welcome to this stunning traditional family home, offered for sale in great condition while providing the opportunity to add your own personal stamp. This exquisite residence is a perfect blend of elegance and versatile living, offering comfort and modern conveniences throughout. Upon entry, you are greeted by a spacious entrance hall with stairs leading to the first floor, setting the tone for the home's welcoming ambiance. The sitting room serves as an inviting retreat for relaxing and enjoying family time. With a bay window that allows natural light to flood in, it features a multi-fuel burner with an oak beam and hearth, adding a touch of rustic charm. The heart of the home is the kitchen, a delightful space for cooking and entertaining. It seamlessly connects to the garden room, offering picturesque views of the beautifully maintained garden. The garden, an oasis perfect for family gatherings and outdoor relaxation—provides an amazing backdrop for both casual dining and special occasions. Conveniently located off the kitchen is the boot room, with plumbing for a washing machine and space for a tumble dryer, along with ample storage and access to the garage. The garage, with its alarmed electric up and over door, ensures secure storage for your vehicles and belongings, and a WC.

To the first floor, you'll find four double bedrooms, including a master bedroom with a modern en-suite featuring a shower, wash hand basin, and low-level WC, as well as wonderful storage solutions. Additionally, there is a single room and a family bathroom equipped with a bath and shower overhead, a wash hand basin, and a low-level WC.

Furthermore, the property includes a recently added summer house. Designed as a dedicated home office, this space is fully equipped with air conditioning and an internet connection, creating an ideal environment for remote work or simply unwinding. This exquisite home embodies superb family living, combining traditional charm with modern practicality.

