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Room Sizes

Entrance Hallway

4'6 x 4'1

Living Room

13'4 x 12'8

Dining Kitchen

16'1 x 11'10

Landing

9'6 x 3'3

Bedroom One

16'1 max x 13'2 max

Bedroom Two

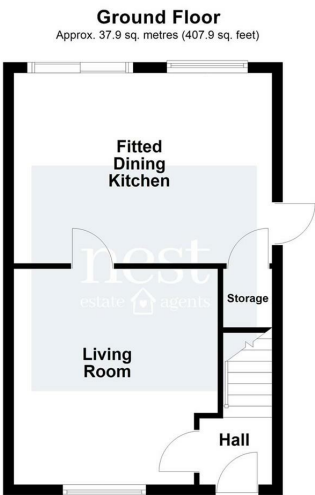
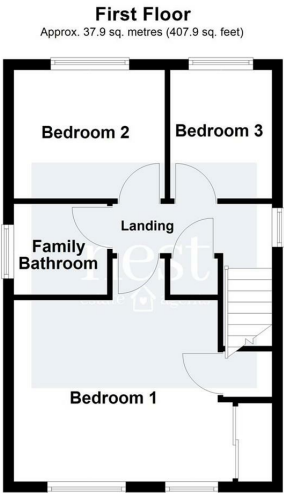
9'2 x 8

Bedroom Three

8 x 6'6

Family Bathroom

6'1 x 5'6



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?
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.

Aquitaine Close, Enderby LE19 4SN

Offers Over £300,000

The Story Begins

- Detached Family Home
- Immaculately Presented Throughout
- Entrance Hallway & Living Room
- Fitted Dining Kitchen
- First Floor Landing & Family Bathroom
- Three Bedrooms
- Paved Driveway To The Front
- Landscaped Rear Garden
- Energy Rating D
- Council Tax Band C & Freehold

Location Is Everything

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

This beautifully improved and immaculately presented detached family home is situated within a popular location.

Upon entering, you are greeted by a welcoming entrance hallway adorned with a wood effect floor, and staircase leading to the first floor. The living room is a delightful space, featuring a striking fireplace and bespoke storage cupboards, creating a warm and inviting atmosphere. The dining kitchen is a true highlight, equipped with wall and base units, an integrated oven, hob, and extractor fan, as well as ample space for appliances. A sliding door opens directly to the beautifully landscaped rear garden, seamlessly connecting indoor and outdoor living.

The home comprises three well-proportioned bedrooms, each enhanced with decorative panelling. The main bedroom is particularly noteworthy, featuring a built-in cupboard and a sliding door wardrobe, providing both convenience and style. Over in the family bathroom is a white suite surrounded by complimentary tiling.

The rear garden is a tranquil retreat, thoughtfully designed with decking, a lawn, and attractive borders. It offers a delightful seating area perfect for al fresco dining, while gated side access and a garden shed add practicality to this lovely outdoor space.

This property is an exceptional opportunity for families seeking a well-appointed home in a desirable location. With its modern amenities and charming features, it is sure to impress all who visit.

