

1a Lutterworth Road Blaby, Leicester, LE9 1RG
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Room Sizes

Entrance Hall

Downstairs WC

Lounge
13'1" x 11'0"

Kitchen Diner
14'0" x 8'1"

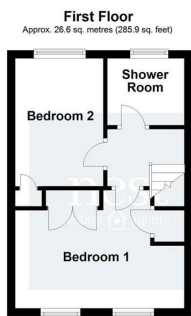
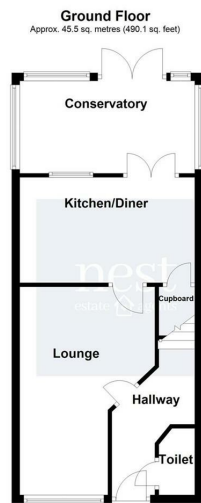
Conservatory
12.36 x 6.56

First Floor Landing

Bedroom One
13'11" x 10'0"

Bedroom Two
10'0" x 7'1"

Shower Room



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.

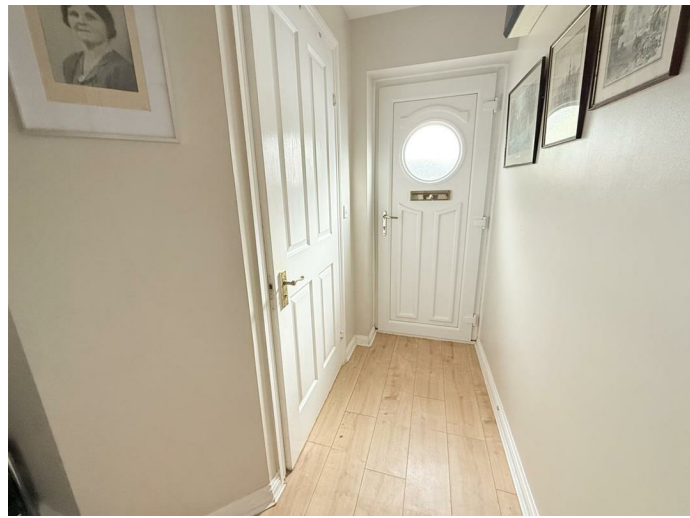
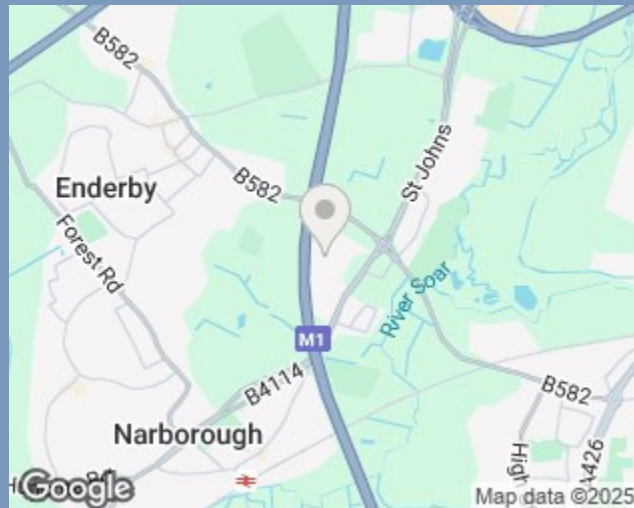
Packhorse Drive, Enderby, Leicester LE19 2RP
Offers Over £220,000

The Story Begins

- Lovely home set in a Cul - de sac Position
- Entrance Hall, Down stairs WC
- Lounge
- Fitted Kitchen With Space For a Breakfast table
- Conservatory
- Two Bedrooms
- Shower Room
- Enclosed Garden
- Off Road Parking To The Front
- Freehold - Council Tax Banding - the Epc the

Location Is Everything

This property is set back from the road with off-road parking. Enderby is a village located in Leicestershire, known for its friendly community atmosphere and convenient amenities. With easy access to local shops, schools, and parks, it offers a perfect blend of suburban tranquility and accessibility. The village is well-connected to nearby cities, making it an ideal location for commuters. Nature enthusiasts will appreciate the surrounding scenic countryside, while families can enjoy the variety of recreational facilities available. Enderby truly provides a welcoming environment for residents of all ages.



Inside Story

This two-bedroom townhouse would make an ideal first home or investment opportunity. Your journey begins at the front door, leading into the entrance hall, where you'll find stairs to the first floor and doors opening to the downstairs living accommodation. A useful addition to any home is the downstairs cloakroom, which features a low-level WC and wash hand basin.

The lounge is light and airy, with a window to the front aspect that allows natural sunlight to flow through. At the rear of the home, the modern kitchen diner is fitted with an array of wall and base units, an integrated washing machine, dishwasher fridge and Freezer. Range cooker space and a sink drainer with tiled splashback and ample work surfaces. French doors provide access to the conservatory, a versatile space that can be used as a playroom, study, or dining area.

Upstairs, you'll find two double bedrooms and a shower room equipped with a three-piece suite, including a shower cubicle, wash hand basin, and low-level WC.

Externally, this home offers off-road parking to the front. The rear garden provides a bit of privacy as it is not overlooked, making it a perfect outdoor space for entertaining during the warmer months. A shed at the bottom of the garden offers useful storage for garden furniture and tools.

