

1a Lutterworth Road, Blaby, Leicester, LE8 4DW
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www.nestestateagents.co.uk

FLOOR PLAN

DIMENSIONS



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, LE8 4DW
Telephone: 0116 2771777 • Email: lettings@duckletts.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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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.
Measurements are for guidance only and potential buyers are advised to recheck measurements.
Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and have no guarantee as to their operability or efficiency can be given.

70 Queens Drive, Enderby, Leicester, LE19 2LJ
£950

OVERVIEW

- Three Bedroom Property
- Entrance Hall
- Lounge Dining Area
- Kitchen
- Storage Rooms
- Family Bathroom
- Downstairs WC
- Enclosed Rear Garden
- EPC RATING (C)
- Council tax Band (B)

LOCATION LOCATION....

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.



THE INSIDE STORY

Queens Drive Enderby is ready for a new owner to truly make their own. Entering through the front door you are greeted into the entrance hallway with stairs rising to your first floor, doors leading to your living accommodation and the essential downstairs WC . The cosy & inviting lounge diner is a wonderful social space with ample space to relax in front of the feature fireplace or to enjoy meal times with family & friends. The breakfast kitchen has an array of wall and base units, stainless steel sink with mixer tap, Built in Fridge freezer,Dishwasher . To the first floor you will find three well proportioned bedrooms. The newly fitted bathroom comprises of a shower, low level wc and wash hand basin. Externally this home has a wonderful rear garden with a patio area for al fresco dining, raised planters to grow your own fruit and vegetables and a lawn area. To the front is of pretty low maintenance garden and pathway leading to your front door with an outhouse for storage.

