

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

FLOOR PLAN

DIMENSIONS
Entrance Hall
Lounge
Conservatory
Fitted Kitchen
Bedroom One
Bedroom Two
First Floor Landing
Bedroom Three
Bedroom Four
Bathroom

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.ukwho will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

FREE PROPERTY VALUATIONS 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 277 2277 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.
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.



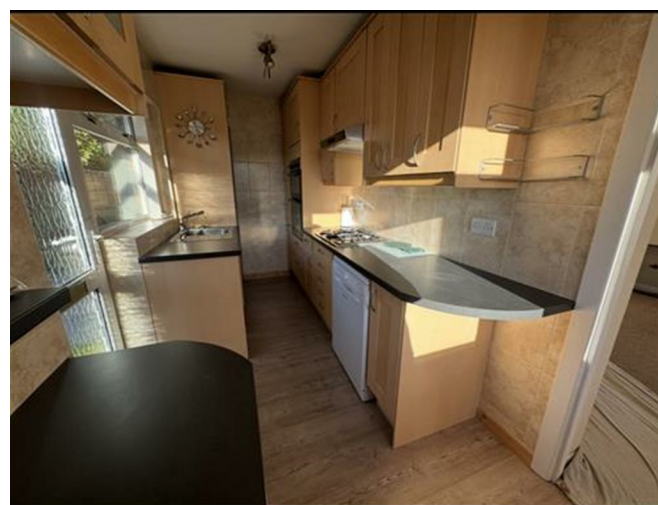
4 Keats Close, Enderby, Leicester, LE19 4QP
£1,300 Per month

OVERVIEW

- Four Bedroom Home
- Inner Lobby
- Kitchen
- Lounge
- Conservatory
- Two Bedrooms To The Ground Floor
- First Floor Landing
- Two Bedrooms to The First Floor
- Shower Room To The Ground Floor, Bathroom To the First Floor
- EPC rating D Council Tax B Deposit £1500

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 Dane mill 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

Nestled conveniently close to the village centre and all essential amenities, this spacious home offers the perfect place to call home. Featuring four well-proportioned bedrooms, including two on the ground floor and two on the first floor, the layout offers versatile living arrangements, perfect for families or guests.

Entering through into the the kitchen which is thoughtfully designed with built-in wall and base units, providing ample storage and cooking space to prepare meals.

The comfortable lounge area is ideal for relaxation. The spacious conservatory, which serves as an excellent setting for entertaining guests or enjoying quiet moments overlooking the garden. The inner lobby with space for coats and wellies immediately sets a warm, family-friendly tone, with access into the downstairs bathroom & stairs leading to the first floor. The first-floor houses another two bedrooms and a fabulous four piece bathroom with a bath, separate shower, wash hand basin and low level wc.

Outside, the garden is a true delight, featuring a patio area perfect for alfresco dining, lawned that offers plenty of space for outdoor activities. In terms of parking and storage, the property includes a single garage and ample off-road parking, ensuring convenience and additional storage space.

With its superb location, ample living space, and modern amenities, this home is perfect for those seeking comfort and convenience. Don't miss the opportunity to make it yours! Please send an email request and we will send you an application form.

EPC rating D Council Tax B

