

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

Porch

Living Room
10'10x12

Kitchen Area
8'7" x 7'3"

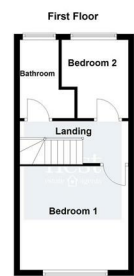
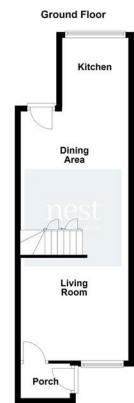
Dining Area
10'9" x 11'8"

Bedroom One
11'10" x 10'9"

Bedroom Two
6'7" x 7'10"

Bedroom Three
15x10'10

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, 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.

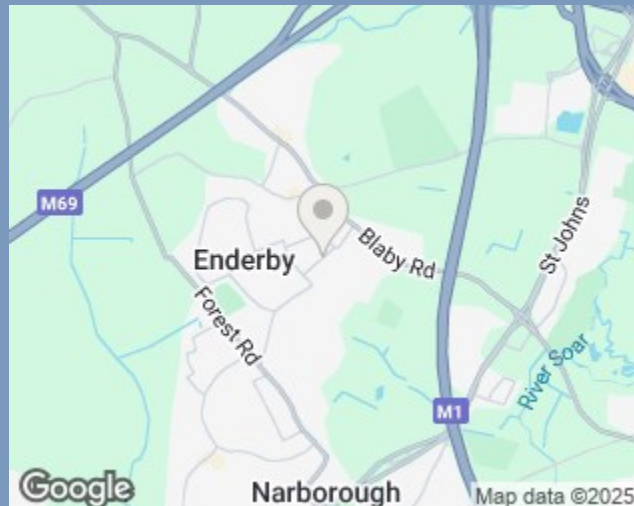
John Street, Enderby, Leicester LE19 4LF
Offers Over £215,000

The Story Begins

- Beautifully Presented Terrace
- Charming & Modern Throughout
- Entrance Porch
- Cosy Living Room
- Open Kitchen Diner
- Three Bedrooms Across Two Floors
- Family Bathroom
- Enclosed Rear Garden
- Sought After Village Location
- EPC Rating - E Council Tax Band A

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

Located on John Street in Enderby, this beautifully presented terraced home offers a perfect blend of style and comfort. As you step through the inviting porch, you are welcomed into a cosy living room that exudes warmth and character, making it an ideal space for relaxation or entertaining guests.

The heart of the home is undoubtedly the kitchen diner, which features a modern fitted kitchen that is both functional and aesthetically pleasing. This space is perfect for family meals or gatherings with friends, providing a seamless flow between cooking and dining. In the dining area the stairs rise to the first floor with storage underneath.

With three well-proportioned bedrooms across two floors, this property caters to families or those seeking extra space for guests or a home office. Each bedroom is designed to be a tranquil retreat, ensuring a restful night's sleep. The family bathroom has contrasting wall & floor tiles, a P shape bath with shower overhead, a wash hand basin with storage and a low level wc.

One of the highlights of this property is the stunning rear garden, thoughtfully divided into three distinct areas. This design not only enhances the garden's beauty but also provides a sense of privacy, making it an ideal retreat for outdoor enjoyment. Whether you wish to host summer barbecues, cultivate a small garden, or simply unwind in a peaceful setting, this garden caters to all your needs.

In summary, this stylish terraced home on John Street is a wonderful opportunity for those looking to settle in a friendly community while enjoying modern living. With its attractive features and inviting spaces, it is sure to capture the hearts of many. Don't miss the chance to make this lovely property your new home.

