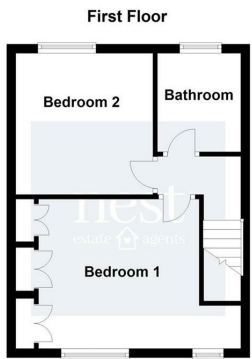
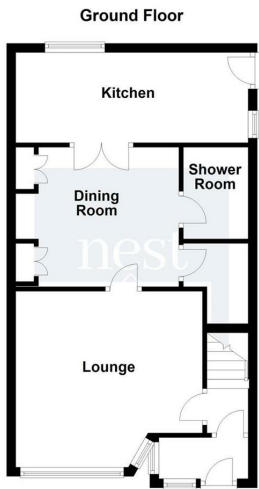


Room Sizes

- Porch**
6'6"x3'7"
- Hallway**
•
- Lounge**
13'5"x12'5"
- Dining Room**
11'9"x9'10"
- Breakfast Kitchen**
16'4"x7'2"
- Shower Room**
4'3"x7'6"
- Bedroom One**
13'5"x10'9"
- Bedroom Two**
9'2"x10'2"
- Bathroom**
6'10"x6'10"



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?
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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.



Lime Tree Road, Enderby, Leicester LE19 2BL

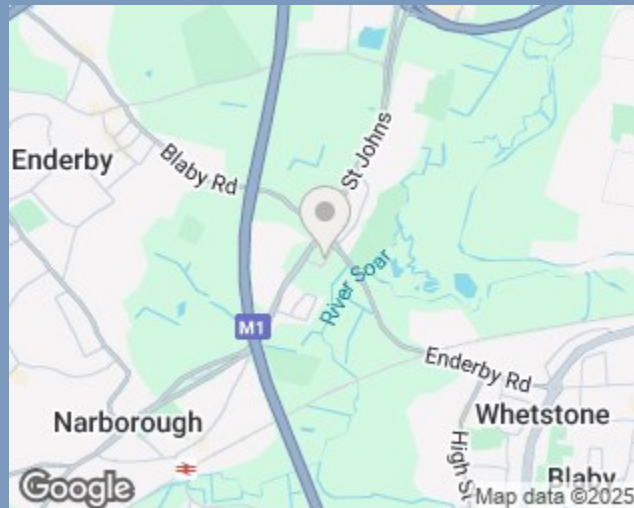
£250,000

The Story Begins

- Semi Detached Home
- No Upward Chain
- Well Presented Throughout
- Living Room With Feature Chimney
- Kitchen & Separate Dining Room
- Downstairs Shower Room
- Two Double Bedrooms
- Family Bathroom
- Beautiful Enclosed Garden & Off Road Parking.
- Freehold - EPC Rating E Council Tax Band - B

Location Is Everything

Enderby which has everything to offer as a thriving village. Located south west of the city it offers an excellent range of amenities. Local shops will cater for your day to day living including a post office. Great leisure facilities include Enderby swimming baths and gym and a nine hole golf course. Dine out with a choice of several restaurants including Cini's and Miller & Carter. You will find well regarded Schooling in the form of Dane Mill Primary School and Brockington College. There is easy access into the city centre with a regular bus route as well as the park and ride and for the commuter is the nearby Narborough Train Station and access to Junctions M1 and M69.



Inside Story

This delightful semi-detached home offering a perfect blend of comfort and style is situated I a wonderful spot. As you enter through the hallway, you are welcomed into a bright and inviting living room, featuring elegant parquet flooring and a striking exposed brick chimney breast, which adds character and warmth to the space. This room is perfect for relaxing or entertaining guests. Adjacent to the living area is a separate dining room, providing an excellent setting for family meals or dinner parties. The kitchen is thoughtfully designed with cream units with contrasting sleek black work surfaces, creating a modern and functional space for culinary enthusiasts. Downstairs this home also has a modern shower room. The two double bedrooms are generously sized, with the master bedroom boasting built-in wardrobes, offering ample storage and a tidy living space. The second bedroom is equally spacious, providing flexibility for use as a guest room, home office, or children's room. The bathroom comprises of a white three piece suite including a bath, wc and pedestal wash hand basin. Externally this home has a beautifully presented rear garden lined with mature trees and flowers for an added sense of privacy, a lawn area and a patio area for al fresco dining. To the front of the property is a driveway providing off road parking. This semi-detached house is not only a comfortable home but also benefits from its convenient location in Enderby, which is well-connected to Leicester city centre and local amenities. This property is a wonderful opportunity for those looking to settle in a friendly community. Don't miss the chance to make this lovely house your new home.

