

1a Lutterworth Road Blaby, Leicester, LE9 1RG
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www.nestestateagents.co.uk



Room Sizes

Living Room
12'4 x 11'4

Dining Room
14,5 x 11'4

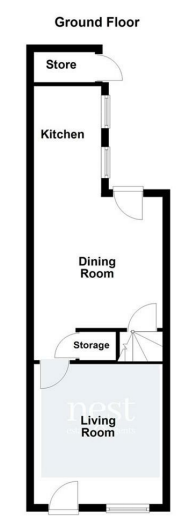
Kitchen
9'5 x 6

Landing
14'6 x 2'9

Bedroom One
14 x 11'5

Bedroom Two
11'4 x 10'6

Bathroom
9 x 6



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.

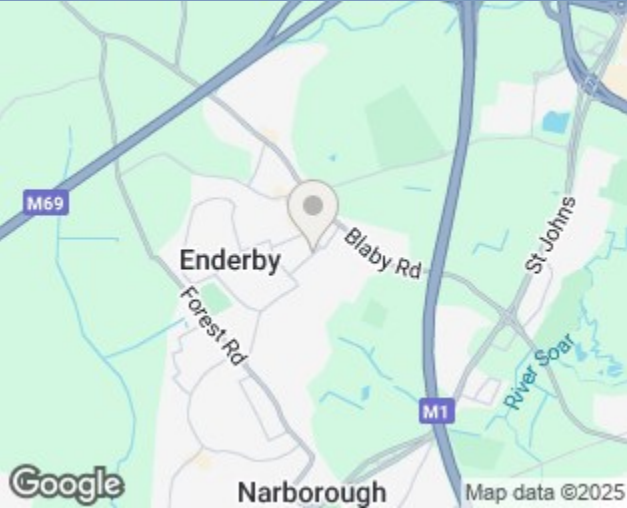
John Street, Enderby, Leicester LE19 4LF
Offers Over £170,000

The Story Begins

- Traditional Terrace Home
- Conveniently Located
- No Upward Chain
- Living Room & Dining Room
- Fitted Kitchen
- Two Bedrooms
- Separate Bathroom
- Rear Garden
- Energy Rating-C
- Council Tax Band A & Freehold

Location Is Everything

Enderby has everything to offer, making it an ideal location for both families and professionals. The village boasts a fantastic selection of local shops for everyday essentials, along with a leisure centre and a nine-hole golf course for those who enjoy staying active. When it comes to dining, Enderby offers a variety of options, from stylish restaurants to welcoming traditional pubs. Families are well served by excellent educational facilities, including Enderby Danemill Primary School and Brockington College for older children — all within easy reach. Commuters will appreciate the convenient transport links, including the Park and Ride service, access to major motorway networks, and proximity to the popular Fosse Park Shopping Centre. Combining the charm of village life with easy city access, Enderby truly offers the best of both worlds.



Inside Story

Potitioned in the heart of the vibrant village of Enderby, this charming and well-maintained Victorian mid-terrace home blends period character and exciting potential. Ideally situated within easy reach of a wide range of local amenities, it presents a fantastic opportunity for families, professionals, or anyone looking to create a home tailored to their own taste. Offered to the market with no upward chain, this well maintained property is ready for its next chapter.

Upon entry, you're welcomed into a spacious living room that flows seamlessly into the dining area — ideal for entertaining or relaxing. The kitchen features a great selection of units, work surface, a stainless steel sink drainer, cooker and extractor fan. From the dining area there is a courtesy door providing access to the garden.

The central staircase leads to the first floor, where you'll find two generously sized double bedrooms, both full of natural light and offering a calm, neutral backdrop ready for personal touches. The separate bathroom is fitted with a modern white three-piece suite with a shower over the bath and a double storage cupboard.

To the rear, there is a paved area leading to a brick built storage area that houses the tumble dryer and side access. The garden is gated and complete with a good size lawn — perfect for relaxing or entertaining, with plenty of room to landscape further if desired.

In summary, this charming home on John Street offers a great opportunity to create your ideal home in a thriving and well-connected village setting. Early viewing is highly recommended.

