

1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk
www.nestestateagents.co.uk



Room Sizes

Hallway
4'3 x 2'2

Living Room
13'5 x 12'4

Dining Room
10'8 x 10'4

Kitchen
10'8 x 10'4

First Floor Landing
8'8 x 7'1

Bedroom One
13'6 x 11'4

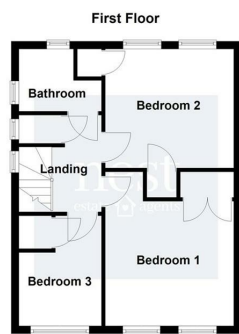
Bedroom Two
11'4 x 10'4

Bedroom Three
9'5 x 7'3

Bathroom
7'1 max x 5'4

Separate WC
4'2 x 2'3

Brick Built Outhouses



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.

Trinity Road, Enderby, Leicester LE19 2BW

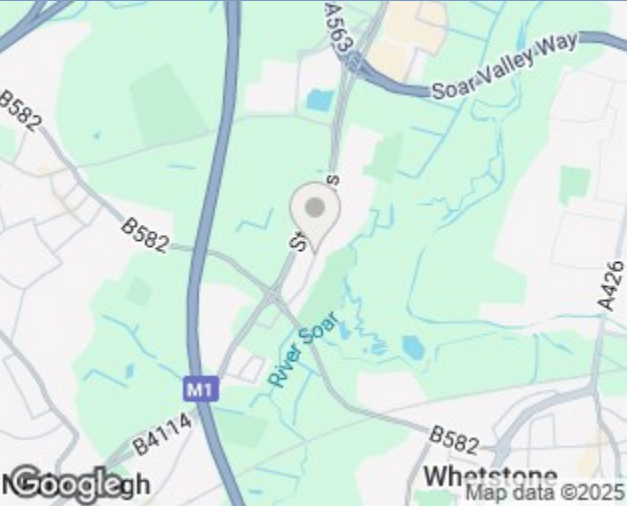
£259,950

The Story Begins

- Semi Detached Family Home
- Scope For Extension - Subject To Planning
- Entrance Hallway & Living Room
- Dining Room & Kitchen
- Bathroom & Separate WC
- Three Bedrooms
- Brick Built Outhouses
- Generous Rear Garden & Driveway
- Energy Rating D
- Council Tax Band B & 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

Occupying a generous plot, this well-proportioned three-bedroom semi-detached home offers ample scope for extension (subject to the relevant planning permissions), making it a fantastic opportunity for growing families or those looking to add value.

Upon entry, a handy porch leads into the welcoming hallway, where a staircase rises to the first floor. The living room is positioned to the front of the property and features a bay window that floods the space with natural light, complemented by neutral décor throughout.

The kitchen is fitted with a range of wall and base units, work surfaces, and a stainless steel sink drainer. It benefits from two built-in storage cupboards, an integrated oven, hob and extractor fan, space for appliances, and a rear courtesy door. Adjacent to the kitchen, the dining room enjoys views over the rear garden, offering a separate space for family meals or entertaining.

Upstairs, the first floor hosts three well-proportioned bedrooms, all of which include built-in storage. The bathroom is fitted with a white pedestal wash hand basin and a bath with overhead shower, with a separate WC located next door.

Externally, the property continues to impress. The front features a lawned garden and a driveway providing off-road parking for several vehicles. To the side and rear of the home are three brick-built storage areas, one of which is plumbed for a WC. The rear garden is an excellent size and includes a paved patio, a large lawn, and a timber-built shed.

This spacious home offers excellent potential in a sought-after location and is ideal for buyers looking to modernise or extend to suit their needs.

