

## Room Sizes

**Entrance Hall**

**Downstairs WC**

**Kitchen**

16'10 x 11'04

**Lounge**

11'05 x 13

**Conservatory**

14 x 6'10

**Bedroom One**

11'05 x 11

**Bedroom Two**

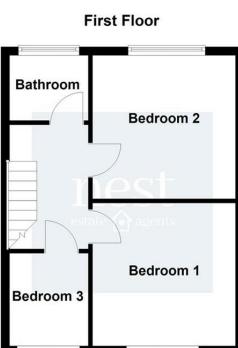
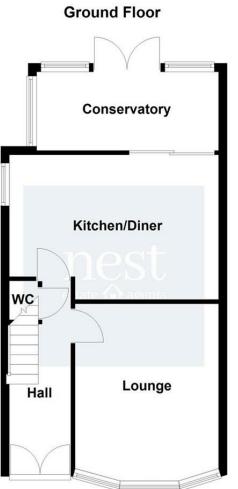
11'01 x 11

**Bedroom Three**

6'07 x 7'11

**Bathroom**

5'09 x 6'05



**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](mailto:sara@nestestateagents.co.uk) who will be pleased to arrange an appointment to view. Or visit our website at [www.nestestateagents.co.uk](http://www.nestestateagents.co.uk)

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**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.

Blaby Road, Enderby, Leicester LE19 4AQ

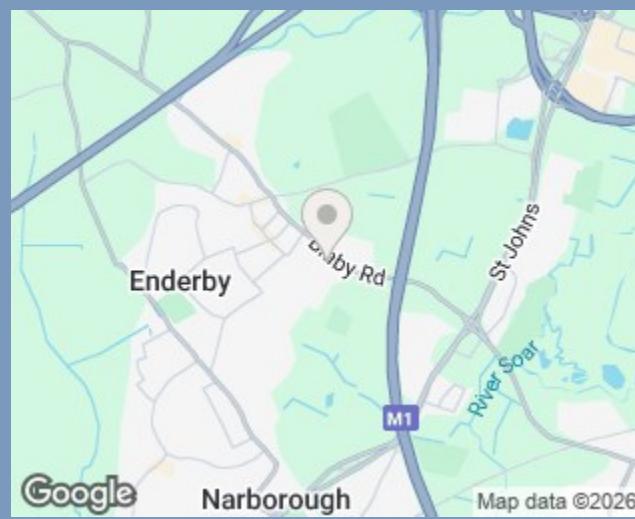
**£279,950**

# The Story Begins

- Semi-Detached Home
- Entrance Hallway
- Fitted Kitchen With Dining Space
- Conservatory
- Spacious Lounge
- Three Bedrooms
- Family Bathroom
- Enclosed Garden
- Off Road Parking
- Freehold EPC Rating-D Council Tax Band-B

## 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

This traditional three-bedroom semi-detached home is set back from the road, with a green area to the front, and backing onto beautiful parkland, making it an ideal family home. The accommodation comprises a welcoming entrance hall, which has an essential downstairs wc. The spacious lounge features a bay window to the front aspect, allowing natural light to flood the space and creating a cozy atmosphere for relaxation. At the heart of the home is the open plan kitchen and dining area, which boasts wall and base units for ample storage, a sink drainer, a built-in oven, hob, and extractor fan. The worksurface incorporates a breakfast bar, providing a casual dining option, along with enough space for a dining table, perfect for family gatherings and entertaining. Leading from the kitchen is the conservatory, a versatile space that can be utilized to suit your needs, whether as a playroom, home office, or additional sitting area, all while overlooking the garden. Upstairs, the landing leads to three well-proportioned bedrooms, each offering comfortable living space, along with a family bathroom equipped with essential fixtures. Outside, the property features an off-road parking driveway to the front, complemented by a green area that enhances the overall curb appeal. The sizable rear garden includes a lovely lawn area and a gate leading directly to the parkland, providing an excellent outdoor space for children to play, hosting gatherings, or simply enjoying the outdoors. This traditional semi-detached home beautifully combines modern living with the charm of a well-established neighborhood, offering the added benefit of parkland right at your doorstep, making it a perfect sanctuary for families. Don't miss the opportunity to make this delightful property your new home!

