

FLOOR PLAN

DIMENSIONS

Family Dining Room
14'11 x 11'10 (4.55m x 3.61m)

Entrance Hall
6'06 x 7'5 (1.98m x 2.26m)

Kitchen
13'05 x 11'00 (4.09m x 3.35m)

Extended Lounge
23'00 x 9'09 (7.01m x 2.97m)

Downstairs WC

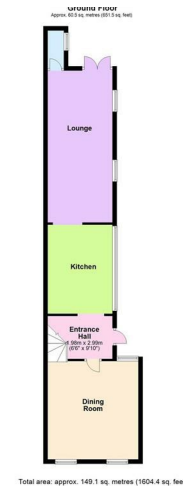
Bedroom One
16'11 x 11'05 (5.16m x 3.48m)

Family Bathroom
11'10 x 8'05 (3.61m x 2.57m)

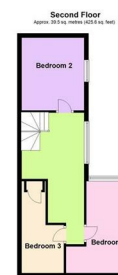
Bedroom Two
10'11 x 7'10 (3.33m x 2.39m)

Bedroom Three
13'08 max x 6'04 (4.17m max x 1.93m)

Bedroom Four
13'08 x 5'02 (4.17m x 1.57m)



Total area: approx. 149.3 sq. metres (1604.4 sq. feet)



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 22a Cross Street, Enderby, LE19 4NJ
Telephone: 0116286 9700 • Email: sales@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/
FREE PROPERTY VALUATIONS 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 2811 300 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.
Measurements are for guidance only and potential buyers are advised to recheck measurements.
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 & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

9 Federation Street, Enderby, Leicestershire, LE19 4NP

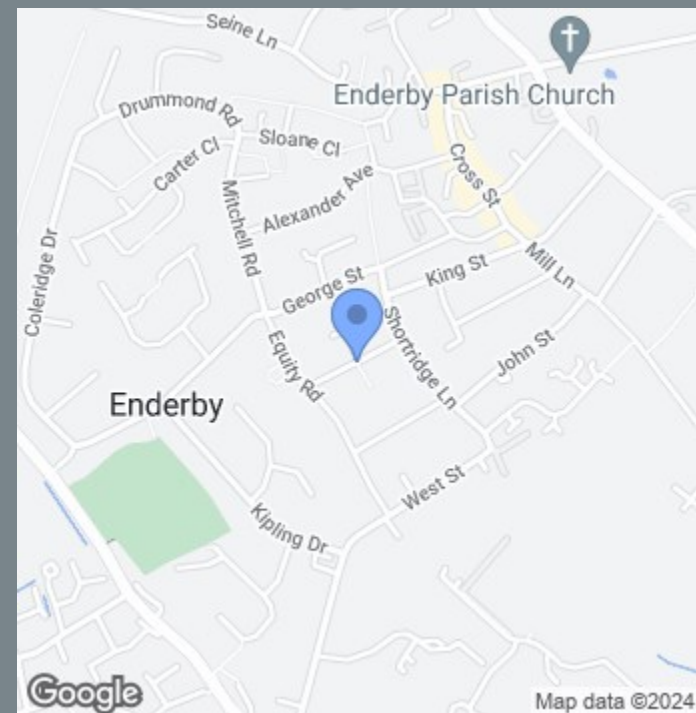
£295,000

OVERVIEW

- Beautifully Extended Family Home
- Village Location
- Potential Driveway For Two Cars
- Long & Secure Garden
- Popular Schools & Amenities Close By
- Loft Conversion For Three Bedrooms
- Fantastic Condition Throughout
- Viewings Highly recommended
- Council Tax Band - B
- EPC - E | Freehold Property

LOCATION LOCATION....

Enderby is a suburb and civil parish located in the district of Blaby in Leicestershire, England. It is situated southwest of Leicester, approximately 5 miles from the city centre. Historically, Enderby has roots dating back to the Roman era, and it has evolved into a residential area with a mix of housing developments, local amenities, and green spaces. The village maintains a blend of old and new, featuring a historic parish church and some traditional architecture alongside more modern infrastructure. Enderby is known for its community-oriented atmosphere, with local schools, parks, and recreational facilities contributing to the quality of life for its residents. The proximity to Leicester provides easy access to urban amenities and employment opportunities, making Enderby a desirable residential location for those seeking a balance between suburban tranquility and city convenience.



THE INSIDE STORY

This four bedroom extended end terraced property is offered for sale with no upward chain and offers fabulous living accommodation over three floors, perfect for any busy family. Must be viewed to truly appreciate all this home has to offer. Open the side gate and through the front door into the entrance hall with doors to your downstairs living and stairs rising to the first floor. The stylish dining room is to the front, a light and airy space making it a wonderful room for family dining or entertaining friends. There is also lots of built in storage cleverly designed blending in with the decor and a real bonus for the new owners. A door takes you into the kitchen, prepare to be wowed, very modern but also so elegant. An array of wall and base units, integrated fridge, freezer, dishwasher and washing machine, two eye level double ovens and an electric hob with extractor over. A little extra is the built in coffee machine too. Another door takes you into the lounge a wonderful room to relax in at the end of a long day. There are four skylights allowing plenty of light to flow in but yet cosy too. Having four built-in speakers in the lounge can significantly enhance the audio experience. There are beams that add an extra charm to this room, French doors take you out into the garden. A useful addition is the downstairs wc. To the first floor is bedroom one benefitting from built in wardrobes. The stylish bathroom has a four piece suite comprising of a shower cubicle, double ended bath, wash hand basin and low level wc. To the second floor are the other three bedrooms all doubles and very unique all having built in storage. Externally to the front is potential off road parking. To the rear the garden is landscaped and mainly laid to lawn with a summerhouse at the bottom. Very private and enclosed, perfect for entertaining in the warmer month.

