

FLOOR PLAN

DIMENSIONS

Entrance Hall

Family Lounge

26'02 x 11'11 (7.98m x 3.63m)

Kitchen Diner

36'2 x 12'11 (11.02m x 3.94m)

Office

12 x 11'11 (3.66m x 3.63m)

Utility Room

8'10 6'3 (2.69m x 1.91m)

Downstairs WC

3'10 x 6'3 (1.17m x 1.91m)

Upstairs Landing

Bedroom One

15'3 x 9'8 (4.65m x 2.95m)

En-Suite Bathroom

7 x 8'2 (2.13m x 2.49m)

Walk-in Wardrobe

5'9 x 8'3 (1.75m x 2.51m)

Bedroom Two

12 x 12 (3.66m x 3.66m)

Bedroom Three

11'11 x 12 (3.63m x 3.66m)

Bedroom Four

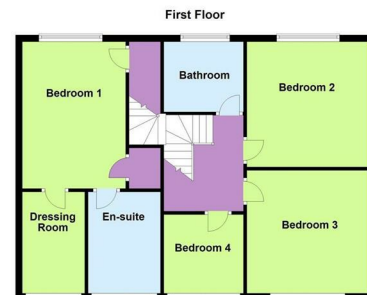
7'8 x 8'9 (2.34m x 2.67m)

Family Bathroom

8'7 x 9 (2.62m x 2.74m)



Total area: approx. 94.3 sq. metres (1014.6 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.

207 Leicester Road, Enderby, Leicestershire, LE19 2BG

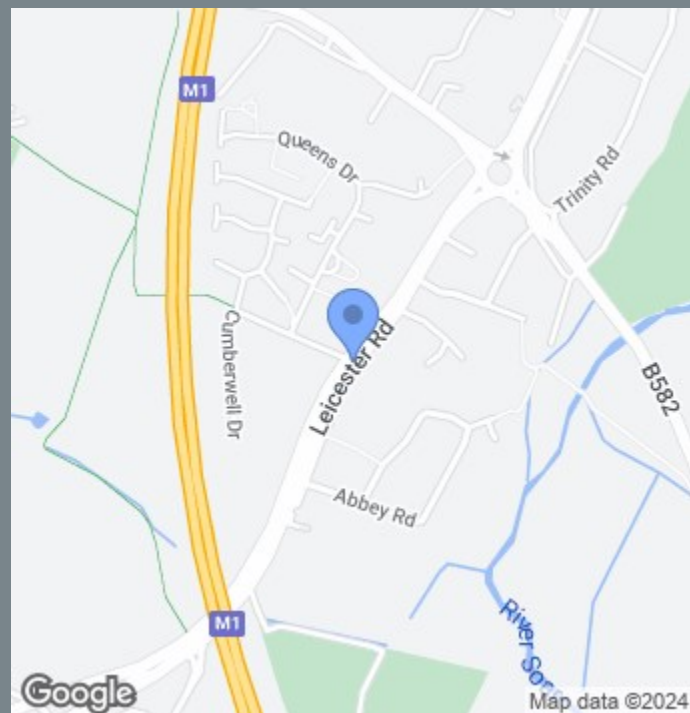
Offers Over £600,000

OVERVIEW

- Four Double Bedrooms
- 36ft Kitchen Diner
- Beautifully Presented throughout
- En-Suite & Walk-in Wardrobe
- Ample Driveway & Garage
- Air-conditioning Throughout
- Internal Viewings Advised
- Council Tax Band - E
- Freehold Property
- EPC Rating - tbc

LOCATION LOCATION....

Enderby, a thriving village situated southwest of the city, offers a wealth of amenities. Local shops provide for daily needs, complemented by a post office for convenience. Leisure options abound with Enderby swimming baths, a gym, and a nine-hole golf course. Dining choices range from Cini's to Miller & Carter. Education is well-served by Dane Mill Primary School and Brockington College. Commuters benefit from easy access to the city center via regular bus routes and park-and-ride services, as well as Narborough Train Station and nearby junctions for the M1 and M69.



THE INSIDE STORY

Welcome to your dream home! This spacious detached family home offers the perfect blend of comfort, style, and functionality. As you step through the entrance hall, you're greeted by a sense of warmth and elegance. The lounge is the heart of the home, providing a cozy retreat for relaxation and gatherings with loved ones. The lounge is a home office, offering a tranquil space for work or study. The family living kitchen is the heart of this home and is the hub of activity, boasting ample space for cooking, dining, and entertaining. French doors open onto the garden, seamlessly blending indoor and outdoor living. Upstairs, a bright and airy landing leads to four generously sized bedrooms. The master bedroom is a luxurious sanctuary, complete with a walk-in wardrobe and en suite bathroom, providing a private oasis for relaxation. The newly fitted bathroom exudes modern sophistication, offering a serene space to unwind and rejuvenate. Outside, the property features a driveway with parking for multiple cars, ensuring convenience for you and your guests. A garage with an electric door provides secure storage for vehicles and belongings. The enclosed garden is a haven for outdoor enjoyment, featuring a good-sized lawn and a raised decked area, perfect for alfresco dining and entertaining. This exceptional family home offers the perfect combination of comfort, style, and practicality, providing an idyllic setting for creating lasting memories with loved ones.

