

## FLOOR PLAN

### DIMENSIONS

Entrance Hall

Open Plan Lounge, Dining, Kitchen

Landing

Bedroom Two

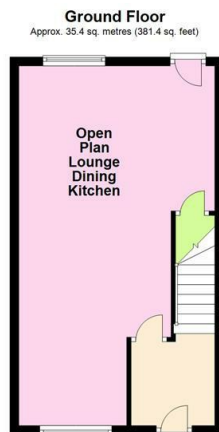
Bedroom Three

Shower Room

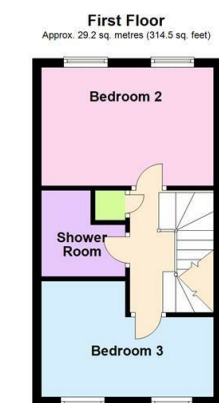
Landing

Bedroom One

En Suite Bathroom



Total area: approx. 88.2 sq. metres (949.8 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/](http://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.

7 King Street, Enderby, LE19 4NT

£200,000

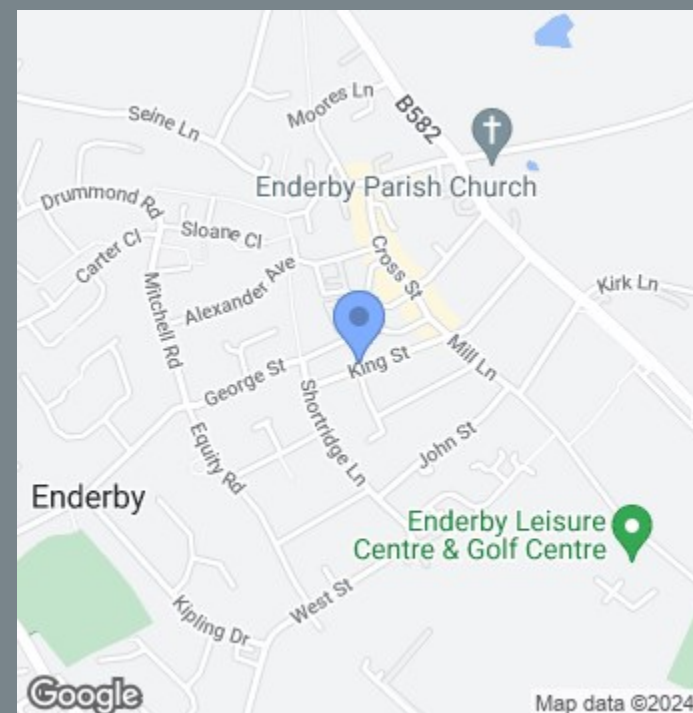


## OVERVIEW

- Modern Three Storey Home
- Village Location
- No Onward Chain
- Entrance Hall
- Open Plan Living
- Three Bedrooms
- Shower Room & En Suite Bathroom
- Off Road Parking
- EER Rating - C Freehold
- Council Tax Band - B

## LOCATION LOCATION....

Enderby offers a delightful blend of historical charm and modern convenience. Nestled in the picturesque English countryside, this quaint village boasts a rich heritage evident in its historic buildings, including the renowned parish church of St. John the Baptist. Residents enjoy a range of amenities, from local shops and restaurants to scenic walking trails and parks. With excellent transportation links and access to quality education, Enderby provides a tranquil yet well-connected lifestyle, making it a sought-after destination for those seeking the perfect balance between rural serenity and urban accessibility.



## THE INSIDE STORY

Modern throughout and nestled in a lovely village location this stunning townhouse is offered for sale with no onward chain and really should be viewed to fully appreciate all it has to offer. We begin in the entrance hall which has stairs leading up to the first floor and a door into the downstairs accommodation. The open plan living offers the perfect space for entertaining and spending time with family whether it's unwinding after a long day or hosting a dinner party this room offers it all. The kitchen is fitted with a range of wall and base cabinets, has a sink drainer with mixer tap, integrated appliances to include oven and hob, fridge freezer, dishwasher and washing machine. Traveling up to the first floor you will find bedrooms two and three which are both beautifully finished and the shower room. The shower room is fitted with a low level wc, wash hand basin and shower cubicle. To the second floor is the primary bedroom which benefits from an en suite bathroom comprising of bath, wc and wash hand basin. Externally is a driveway providing off road parking. Viewing is a must on this home.

