

FLOOR PLAN

DIMENSIONS

Entrance Hall
16'03 x 6'1 (4.95m x 1.85m)

Lounge
13'09 x 11'05 (4.19m x 3.48m)

Study/Play Room
8'04 x 8'1 (2.54m x 2.46m)

Dining Room
11'01 x 11'06 (3.38m x 3.51m)

Breakfast kitchen
10'11 x 11'05 (3.33m x 3.48m)

Utility
5'09 x 6'10 (1.75m x 2.08m)

Downstairs Cloakroom
4'08 x 2'11 (1.42m x 0.89m)

Landing

Bedroom One
11'06 x 14'03 (3.51m x 4.34m)

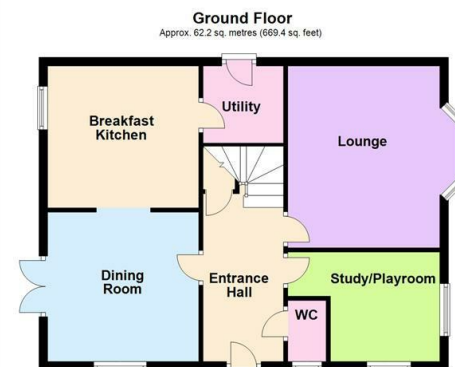
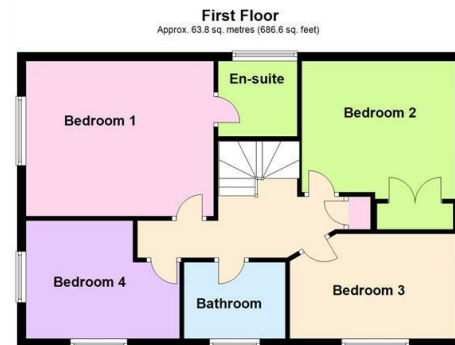
En Suite
5'09 x 6'11 (1.75m x 2.11m)

Bedroom Two
10'08 x 11'07 (3.25m x 3.53m)

Bedroom Three
8'02 x 11'03 (2.49m x 3.43m)

Bedroom Four
7'10 x 11'07 max (2.39m x 3.53m max)

Family Bathroom
5'08 x 7'03 (1.73m x 2.21m)



Total area: approx. 126.0 sq. metres (1355.9 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 Old Church Road, Enderby, Leicestershire, LE19 2ED

Offers Over £400,000

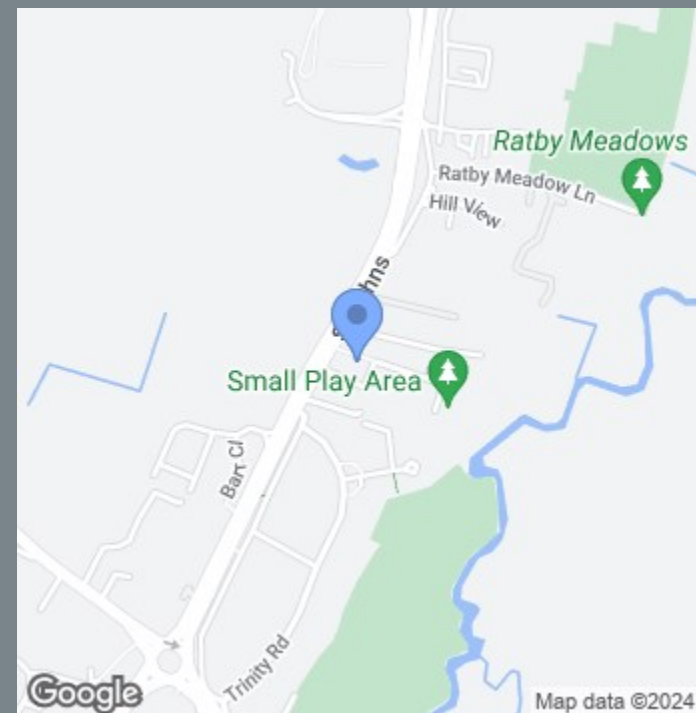
OVERVIEW

- Detached Family Home On Corner Plot
- No Onward Chain
- Sought After Location,
- Entrance Hall & Downstairs Cloakroom
- Lounge & Dining Room & Study/Playroom
- Breakfast Kitchen & Utility
- Four Bedrooms, En Suite & Family Bathroom
- Garden To Three Sides, Driveway & Garage, Electric Charger
- Freehold, EER Rating - bce
- Council Tax Band -E

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. Proximity to M1/ M69 takes approximately 5-10 minutes to join motorways. Park and ride also great shopping and eating at Fosse Park

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

Step into elegance with this executive, detached family home situated on a desirable corner plot, offering the convenience of no onward chain. The impressive entrance hall sets the tone, featuring a grand dog-leg staircase that gracefully ascends to the first floor. The lounge is a delightful retreat boasting a bay window that fills the room with natural light, while the study enjoys dual aspect windows, creating a bright and inspiring workspace. Entertain in style in the dining room, which opens up to the garden through French doors, seamlessly blending indoor and outdoor living. The heart of the home, the breakfast kitchen, is a chef's dream, complemented by a practical utility room and a convenient downstairs cloakroom. Upstairs, the landing leads to four well-appointed bedrooms, with bedrooms three and four benefiting from dual aspect windows, offering scenic views and abundant natural light. Bedrooms one and two are thoughtfully equipped with fitted wardrobes for ample storage. The primary bedroom features an en suite for added luxury, while a family bathroom caters to the needs of the household. Outside, a driveway and garage provide parking and storage solutions, while the enclosed front, side, and rear gardens offer a private outdoor space, making this home a perfect blend of sophistication and functionality for modern family living. A viewing is highly recommended on this family home.

