

## FLOOR PLAN

### DIMENSIONS

**Entrance Hall**  
12'11 x 5'11 (3.94m x 1.80m)

**Living Room**  
15'03 12'03 (4.65m 3.73m)

**Kitchen**  
8'02 7'11 (2.49m 2.41m)

**Dining Room**  
11'01 x 10'04 (3.38m x 3.15m)

**Bedroom One**  
14'02 x 11'03 (4.32m x 3.43m)

**Bedroom Two**  
11'02 x 11'02 (3.40m x 3.40m )

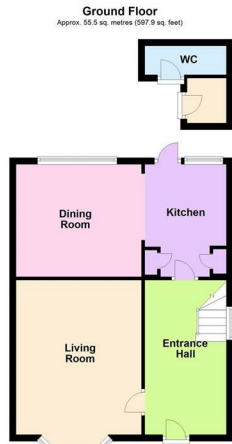
**Bedroom Three**  
9'11 x 7'02 (3.02m x 2.18m )

**Shower Room**

**Separate Upstairs WC**

**Outhouse**  
6'11 x 2'08 (2.11m x 0.81m)

**Outside WC**



Total area: approx. 107.0 sq. metres (1151.5 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.

1 Mitchell Road, Enderby, Leicestershire, LE19 4NX

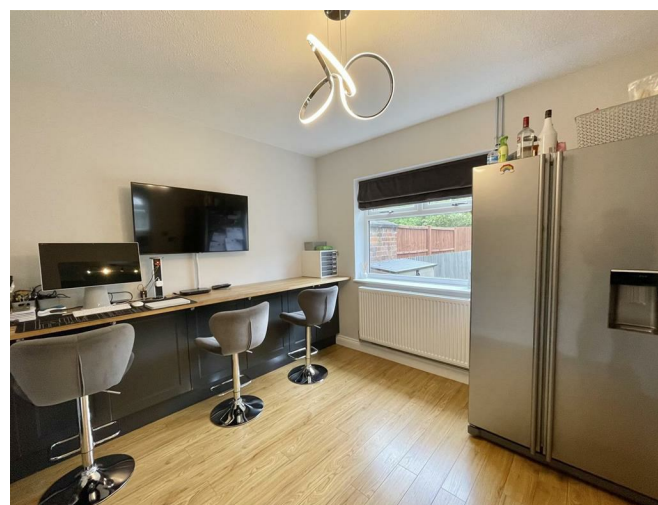
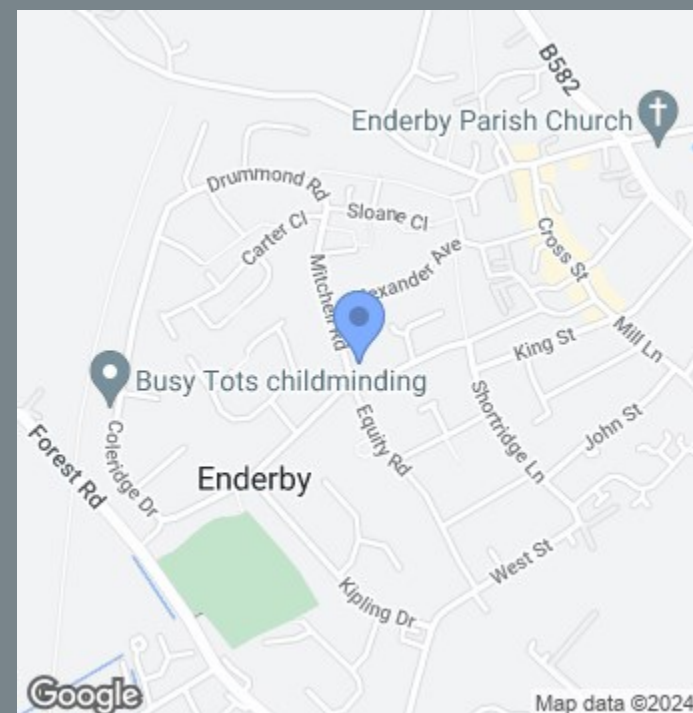
£255,000

## OVERVIEW

- Three Bedrooms
- Potential Ample Driveway
- Front & Rear Garden
- Family Bathroom & Downstairs WC
- Modern Throughout
- Perfect For First Time Buyers
- Viewing Advised
- Council Tax Band - B
- Freehold Property
- EPC Rating - C

## LOCATION LOCATION....

Enderby is a small village to the South West of Leicester. The local schools are Danemill Primary school and Brockington College. It is within easy reach of Fosse Shopping Park, Grove Park and the M1/M69 motorway network. The village centre has a newsagents, petrol station, florists, beauty salon, delicatessen, library, cafe, bookmakers, and hand car wash. There is a leisure centre with swimming pool, gym, squash courts and sports hall for badminton and 5-a-side football. There is also a nine-hole pay-and-play golf course. The head office of clothing retailer Next is located in Enderby.



## THE INSIDE STORY

Welcome to this charming three bedroom semi-detached house located on Mitchell Road in the lovely area of Enderby, Leicester.

Upon entering, you are greeted by a nice entrance hall that sets the tone for the rest of the property. The lounge boasts a beautiful bay window, allowing natural light to flood the room, creating a warm and inviting atmosphere. The separate dining room, currently used as an office, offers versatility to suit your needs - whether it be for entertaining guests or working from home.

This delightful home features three cosy bedrooms, providing ample space for a growing family or for those in need of a guest room or home office. The modern upstairs shower room and downstairs WC ensure convenience and comfort for all residents and visitors.

The kitchen, with a door leading to the rear garden, is perfect for those who enjoy al fresco dining or simply relaxing outdoors. The garden itself is a sunny oasis, landscaped with a lush lawn and a slatted patio, ideal for enjoying a morning coffee or hosting summer barbecues.

Located in a desirable area, this property offers a perfect blend of comfort and functionality. Don't miss the opportunity to make this house your home in the heart of Enderby.

