

FLOOR PLAN

DIMENSIONS

Lounge Diner
29' x 12'00 (8.84m' x 3.66m'0.00m)

Kitchen
13'02 x 8'00 (3.96m' x 2.44m'0.00m)

Utility
19'10x 6'01 (5.79m' x 1.83m'0.30m)

Downstairs Cloakroom

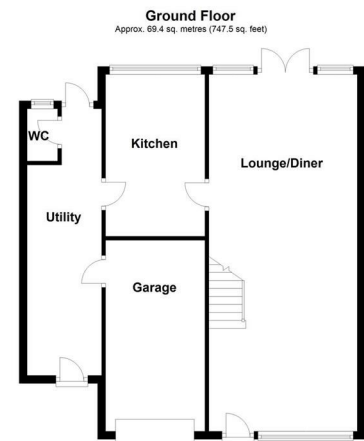
Landing

Bedroom One
14'06 x 9'00 (4.27m' x 2.74m'0.00m)

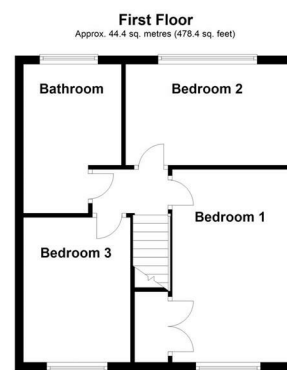
Bedroom Two
13'08 x 7'07 (3.96m' x 2.13m'2.13m)

Bedroom Three
11'03 x 8'02 (3.35m' x 2.44m'0.61m)

Family Bathroom
10'08 x 6'04 (3.05m' x 1.83m'1.22m)



Total area: approx. 113.9 sq. metres (1225.9 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.

89 Coleridge Drive, Enderby, Leicestershire, LE19 4QH

£279,950

OVERVIEW

- Spacious Family Home
- Sought After Village Location
- Lounge Diner
- Kitchen & Utility
- Downstairs Cloakroom
- Three Bedrooms
- Beautiful Bathroom
- Driveway, Garage & Enclosed Garden
- EER Rating - C, Freehold
- Council Tax Band - B

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

Discover the allure of this lovely family home nestled in a charming village location, offering a blend of comfort, style, and functionality for modern living. The spacious lounge diner serves as the heart of the home, featuring a window to the front that floods the space with natural light and a door that leads out to the garden, seamlessly merging indoor and outdoor living. The kitchen is a hub of culinary creativity, while the utility room adds practicality to daily routines. A convenient downstairs WC enhances the home's functionality and caters to the needs of residents and guests alike. Upstairs, three bedrooms provide peaceful retreats for family members or guests, each offering comfort and privacy. The stunning bathroom is a luxurious sanctuary, boasting a free-standing bath and a walk-in shower, creating a spa-like atmosphere for relaxation and rejuvenation. Outside, the property impresses with a driveway and garage at the front, providing ample parking and storage space. The impressive rear garden is a highlight, featuring a lawn and patio area perfect for outdoor dining and entertaining, offering a private oasis for enjoying the fresh air and lush surroundings.

