

FLOOR PLAN

DIMENSIONS

Porch

Entrance Hall

14'01 x 5'10 (4.29m x 1.78m)

Living Room

12' x 12'01 (3.66m x 3.68m)

Lounge

10'10 x 10'11 (3.30m x 3.33m)

Dining Kitchen

18'03 x 15'02 max (5.56m x 4.62m max)

Downstairs Cloakroom

3'10 x 2'05 (1.17m x 0.74m)

Landing

Bedroom One

11'10 x 11'04 (3.61m x 3.45m)

Bedroom Two

11' x 11'04 (3.35m x 3.45m)

Bedroom Three

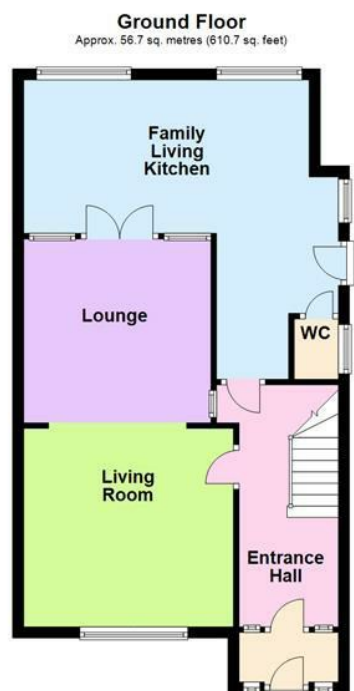
7' x 7'04 (2.13m x 2.24m)

Shower Room

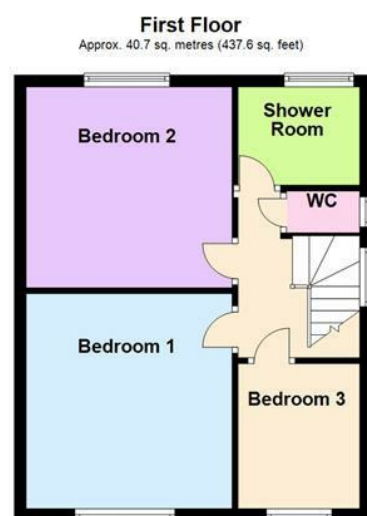
5'06 x 6'11 (1.68m x 2.11m)

Separate WC

2'02 x 4'02 (0.66m x 1.27m)



Total area: approx. 97.4 sq. metres (1048.3 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: 0116 286 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.
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 Mitchell Road, Enderby, LE19 4NX

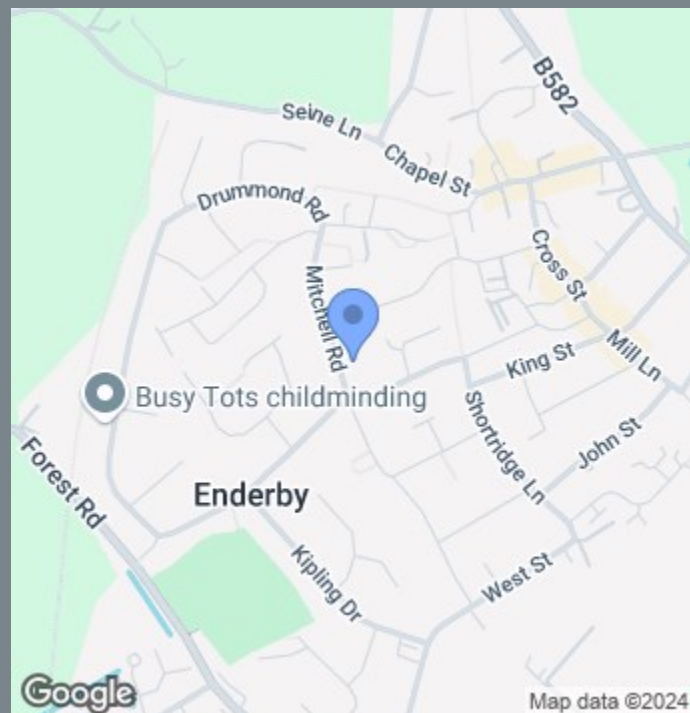
Offers In Excess Of £290,000

OVERVIEW

- Beautiful Detached Family Home
- Popular Location
- Porch & Entrance Hall
- Lounge & Living Room
- Dining Kitchen & Downstairs Cloakroom
- Three Bedrooms
- Shower Room & Separate WC
- Driveway, Garage & Well Maintained Garden
- EER Rating - E, Freehold
- Council Tax Band - 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

Discover the charm and comfort of this extended, detached family home, a true gem that has been lovingly cared for by its original owner. Nestled in a delightful village setting, this property offers a peaceful retreat without compromising on space or convenience. As you approach, the porch welcomes you, providing a sheltered entry into the home. The entrance hall sets the tone for the inviting atmosphere that continues throughout, leading you into the dual living spaces - a living room and a lounge - each offering a cosy spot for relaxation or entertainment. The heart of the home is the dining kitchen, a space that seamlessly blends the functionality of a lovely kitchen with the warmth of a family dining area. The raised dining section adds a unique touch, perfect for meals with a view of the garden. A downstairs cloakroom conveniently serves this level. Upstairs, three bedrooms await, with bedrooms one and two featuring fitted wardrobes for added convenience. The shower room and separate WC ensure practicality and comfort for the family. Outside, the driveway leads to a detached garage with an up-and-over door, providing secure parking and additional storage. The beautiful rear garden is a true oasis, with well-maintained flowered borders, a lush lawn, and a patio area that's ideal for outdoor dining and relaxation. With its thoughtful layout, beautiful garden, and the assurance of having had one careful owner from new, it presents a rare opportunity for those seeking a peaceful yet practical family home. Guide Price £300,000.

