

FLOOR PLAN

DIMENSIONS

Porch

Entrance Hall

13'06 x 6'01 (4.11m x 1.85m)

Lounge Diner

25'10 x 10' (7.87m x 3.05m)

Conservatory

10'07 x 10' (3.23m x 3.05m)

Kitchen

10'06 x 8'02 (3.20m x 2.49m)

Landing

Bedroom One

Bedroom Two

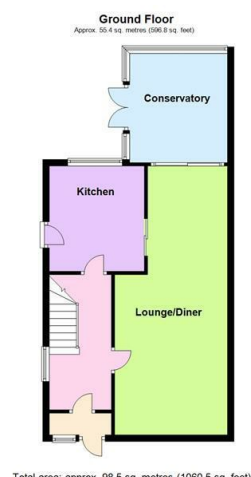
12' x 11'03 (3.66m x 3.43m)

Bedroom Three

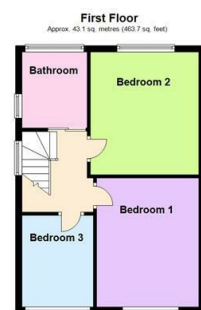
8' x 6'11 (2.44m x 2.11m)

Bathroom

7'04 x 6'01 (2.24m x 1.85m)



Total area: approx. 98.5 sq. metres (1060.5 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/
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.

12 Cumberwell Drive, Enderby, Leicestershire, LE19 2LB

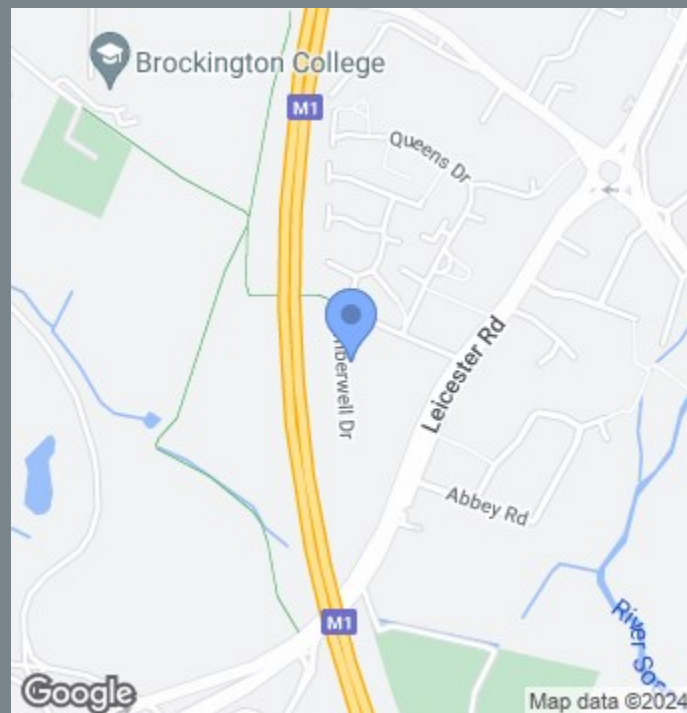
£325,000

OVERVIEW

- Lovely Detached Family Home
- One Owner From New
- No Onward Chain
- Entrance Hall & Kitchen
- Lounge Diner & Conservatory
- Three Bedrooms
- Family Bathroom
- Driveway, Garage & Enclosed Garden
- EER Rating - , Freehold
- Council Tax Band -

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 detached family home, a true haven that has been lovingly maintained by its original owner. Situated in a peaceful cul-de-sac, this property offers a serene retreat with the added convenience of no onward chain, making it an ideal choice for those seeking a swift move. The porch provides a sheltered entry, leading you into the welcoming entrance hall that sets the tone for the warmth and comfort found throughout. The lounge diner is a generous space, flooded with natural light and offering a versatile area for both relaxation and entertaining. The conservatory is a delightful addition, extending the living space and providing a tranquil spot to enjoy your morning coffee or unwind after a long day. The kitchen is well-appointed, with ample storage and worktop space, catering to the needs of family life. Upstairs, the landing guides you to three comfortable bedrooms, each offering a peaceful sanctuary. The family bathroom is modern and well-equipped, ensuring convenience and comfort for all. Outside, the driveway and carport offer ample parking, leading to the detached garage – a haven for car enthusiasts or those in need of additional storage. The garden is a true delight, with a patio area that's perfect for al fresco dining and a lawn that provides a peaceful backdrop for family gatherings.

