

FLOOR PLAN

DIMENSIONS

Porch
4'09 x 12' (1.45m x 3.66m)

Lounge
17'02 x 12' (5.23m x 3.66m)

Dining Area
6'09 x 11'01 (2.06m x 3.38m)

Kitchen
17'05 x 8'01 (5.31m x 2.46m)

Storage
6' x 8'01 (1.83m x 2.46m)

Landing

Bedroom One
14'08 x 9' (4.47m x 2.74m)

Bedroom Two
7'08 x 13'09 (2.34m x 4.19m)

Bedroom Three
11'07 x 8'02 (3.53m x 2.49m)

Bathroom
7'08 x 6'04 (2.34m x 1.93m)



Total area: approx. 108.0 sq. metres (1162.5 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.

36 Coleridge Drive, Enderby, LE19 4QF

Price Guide £165,000

OVERVIEW

- FOR SALE BY AUCTION
- Semi Detached Home
- Porch & Lounge
- Kitchen & Dining Area
- Three Bedrooms
- Family Bathroom
- Driveway & Garage
- Enclosed Rear Garden
- EER Rating E- , 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

Welcome to this property located on Coleridge Drive in the picturesque village of Enderby, Leicester. This three bedroom extended semi-detached house does require modernisation, this presents a fantastic opportunity for you to put your own stamp on the place and create a home tailored to your tastes and preferences. Offered for sale through modern auction on Thursday 25th of July.

Enter through the front door into the hall way with doors to your downstairs living and stairs rising to the first floor. The lounge is to the front of the property with bi fold doors into the dining room.

The kitchen is fitted with an array of wall and base units with space for an oven, fridge, freezer and plumbing for a washing machine.

To the first floor are three bedrooms two doubles and a good size single. The bathroom is fitted with a low level WC, wash hand basin and bath with shower over.

The integral garage provides convenient parking or extra storage space, adding to the practicality of this lovely home.

To the front of the property is a driveway with off road parking. The rear garden is enclosed and mainly laid to lawn.

OFFERED FOR SALE THROUGH SDL AUCTION PLEASE FOLLOW THE LINK BELOW FOR FURTHER INFORMATION

<https://www.sdlauctions.co.uk/remote-telephone-proxy-bidding/>

