

FLOOR PLAN

DIMENSIONS

Porch
2'01 x 8'10 (0.64m x 2.69m)

Entrance Hall
10'10 x 7'01 (3.30m x 2.16m)

Sitting Room
13'06 x 10'07 (4.11m x 3.23m)

Lounge Diner
25'08 x 11'11 (7.82m x 3.63m)

Dining Kitchen
25'08 x 9'09 (7.82m x 2.97m)

Downstairs Cloakroom
5'09 x 2'07 (1.75m x 0.79m)

Landing

Bedroom One
10'09 x 10'08 (3.28m x 3.25m)

En Suite
6'01 x 7'02 (1.85m x 2.18m)

Bedroom Two
11'09 x 11'09 (3.58m x 3.58m)

Bedroom Three
13' x 10'08 (3.96m x 3.25m)

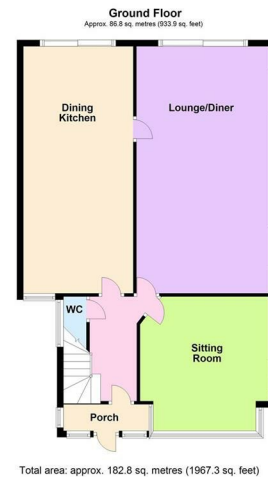
Bedroom Four
15'07 x 9'06 (4.75m x 2.90m)

Bathroom
6'02 x 6'08 (1.88m x 2.03m)

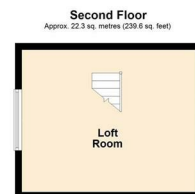
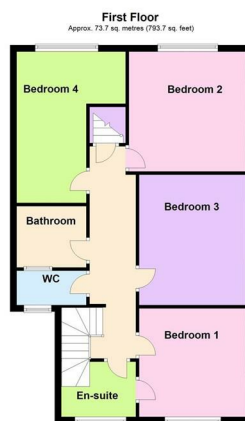
Separate WC
3'01 x 6'08 (0.94m x 2.03m)

Loft Room
13'11 x 27' (4.24m x 8.23m)

Loft Space
10' x 15'08 (3.05m x 4.78m)



Total area: approx. 182.8 sq. metres (1967.3 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: 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/
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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.

14 Holyoake Street, Enderby, LE19 4NS

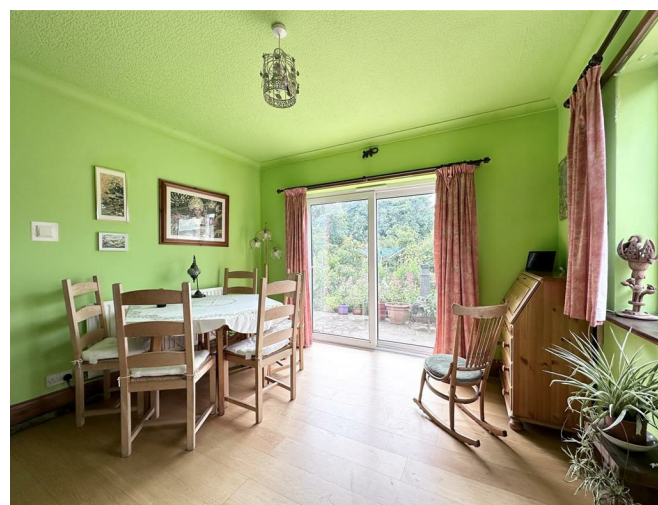
£450,000

OVERVIEW

- Spacious, Detached Family Home
- Lovely Village Location
- Porch & Entrance Hall
- Study/Sitting Room & Lounge Diner
- Dining Kitchen & Downstairs Cloakroom
- Four Bedrooms, En Suite & Bathroom
- Loft Room Used As A Studio
- Driveway & Detached Tandem Garage
- Well Established Garden
- EPC - D, Freehold, Council Tax - D

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 beautiful and spacious family home, situated in the lovely village of Enderby. This property offers a perfect blend of character, modern comforts, and a serene village setting, making it an ideal retreat for families seeking a peaceful yet convenient lifestyle. As you step inside, the porch provides a welcoming entry, leading to the entrance hall with its original tiled flooring and charming dog-leg stairs. The study is a tranquil space, featuring a bay window, a side window, and herringbone parquet flooring, creating an inviting atmosphere for work or study. The lounge diner is a generous and inviting space, centered around a beautiful open fire that adds warmth and character. Patio doors provide access to the garden, flooding the room with natural light and offering a seamless transition to the outdoor space. The dining kitchen is a modern and functional heart of the home, with white wall and base units, an eye-level double oven, a sink drainer with a mixer tap, and a gas hob. The dining area, with its own set of patio doors leading into the garden, is perfect for family meals and entertaining. A downstairs cloakroom adds an extra touch of convenience, while upstairs, the landing leads to four comfortable bedrooms, two of which boast dual aspect windows, filling the rooms with light. The primary bedroom features an en suite shower room, providing a private space for relaxation and preparation. The family bathroom, with a separate WC, offers a modern and stylish space for the rest of the household. A staircase leads up to the loft room, currently used by the owners as a studio, providing versatile additional space. Outside, the driveway to the side leads to a detached tandem garage, offering secure parking and additional storage. The well-established rear garden is a true oasis, with a lawn, patio area, vegetable plot, and fruit trees, creating a perfect balance between relaxation and gardening pursuits.

