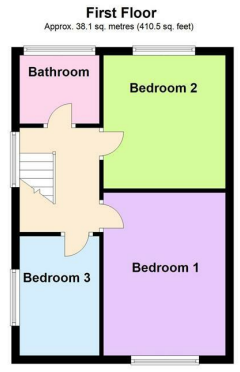


# FLOOR PLAN

- ### DIMENSIONS
- Porch**  
7'11 x 2'04 (2.41m x 0.71m)
  - Lounge**  
13'01 x 17'03 (3.99m x 5.19.07m)
  - Dining Room**  
10'10 x 9' (3.30m x 2.74m)
  - Kitchen**  
10'10 x 7'03 (3.30m x 2.21m)
  - Family Room**  
22'04 x 24'07 (6.81m x 7.49m)
  - Downstairs Cloakroom**  
5'05 x 2;05 (1.65m x 0.61m;1.52m)
  - Landing**  
8'02 x 6'06
  - Bedroom One**  
13' x 9'11 (3.96m x 3.02m)
  - Bedroom Two**  
10'09 x 9'11 (3.28m x 3.02m)
  - Bedroom Three**  
10'01 x 6'06 (3.07m x 1.98m)
  - Family Bathroom**  
5'06 x 6'06 (1.68m x 1.98m)



Total area: approx. 133.3 sq. metres (1434.4 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.  
**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.

66 Coleridge Drive, Enderby, Leicester, LE19 4QF  
**£270,000**

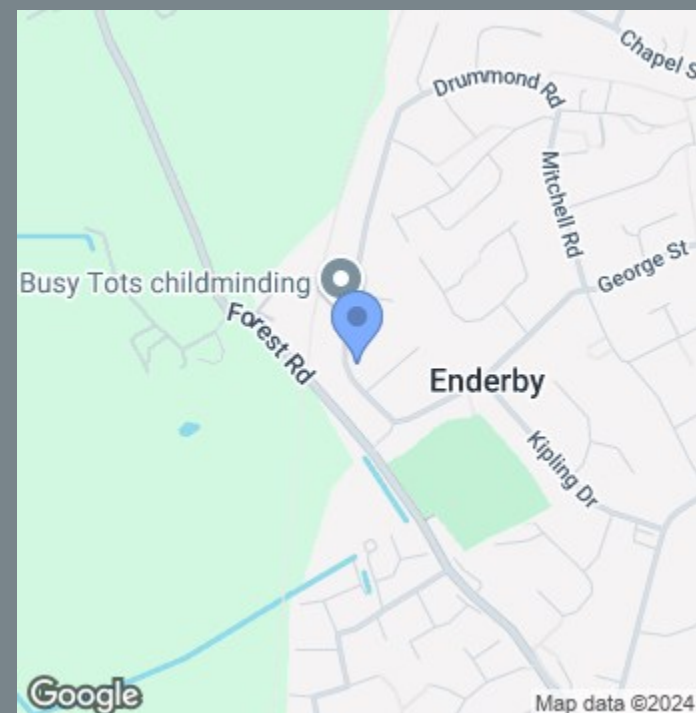


## OVERVIEW

- Extended Family Home
- Lovely Village Location
- Porch & Spacious Lounge
- Dining Room & Kitchen
- Family Room & Downstairs WC
- Three Bedrooms
- Family Bathroom
- Driveway & Rear Garden
- EER Rating - tbc, Freehold
- Council Tax Band - B

## LOCATION LOCATION....

Enderby offers a delightful blend of historical charm and modern convenience. Nestled in the picturesque English countryside, this quaint village boasts a rich heritage evident in its historic buildings, including the renowned parish church of St. John the Baptist. Residents enjoy a range of amenities, from local shops and restaurants to scenic walking trails and parks. With excellent transportation links and access to quality education, Enderby provides a tranquil yet well-connected lifestyle, making it a sought-after destination for those seeking the perfect balance between rural serenity and urban accessibility.



## THE INSIDE STORY

Welcome to this charming extended family home, nestled in the heart of a picturesque village. This property offers a perfect blend of comfort & space, making it an ideal retreat for families seeking a peaceful yet convenient lifestyle. As you approach the house, you are greeted by a porch, providing a sheltered entrance. Step inside to discover the spacious lounge, bathed in natural light from two windows that overlook the front aspect of the property. This room is perfect for relaxing & entertaining, with ample space for seating & a focal point that invites you to unwind. Adjacent to the lounge is the dining room, a versatile space that flows seamlessly into the garden through patio doors. This room is ideal for family meals & gatherings, with easy access to the outdoors, allowing you to extend your living space during the warmer months. The kitchen is fitted with a range of wall & base cabinets, has a sink drainer, eye level double oven & plumbing for a washing machine. One of the standout features of this home is the fabulous family room, a generous space that currently houses a full-size snooker table. This room is a testament to the home's adaptability, as it can be transformed to suit your family's unique requirements, whether it be a playroom, home office, or additional living area. A downstairs cloakroom adds to the convenience to this home. Upstairs, the landing leads to three bedrooms, each offering a peaceful retreat for family members. The family bathroom completes the upper level, providing a modern and functional space for the whole household. Outside, the property boasts a driveway with covered side access, leading to the lovely garden. The garden itself is a true delight, featuring a patio area perfect for al fresco dining & a dedicated vegetable plot for those with a green thumb. This outdoor space is ideal for families who enjoy spending time together in nature, providing a safe & private environment for children to play.

