

FLOOR PLAN

DIMENSIONS

Porch
2'10 x 5'10 (0.86m x 1.78m)

Entrance Hall

Lounge
14'7 x 10'09 (4.45m x 3.28m)

Dining Room
9'5 x 16'7 (2.87m x 5.05m)

Kitchen
14'11 x 7'1 (4.55m x 2.16m)

WC
2' x 3'08 (0.61m x 1.12m)

Landing

Bedroom One
11'11 x 10' (3.63m x 3.05m)

Bedroom Two
10'1 x 10' (3.07m x 3.05m)

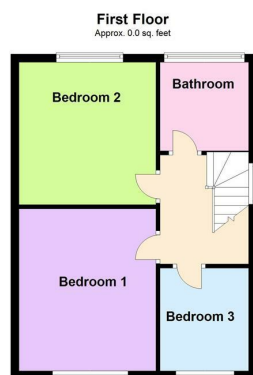
Bedroom Three
8 x 6'7 (2.44m x 2.01m)

Bathroom
6'7 x 5'7 (2.01m x 1.70m)

Covered Courtyard



Total area: approx. 0.0 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.

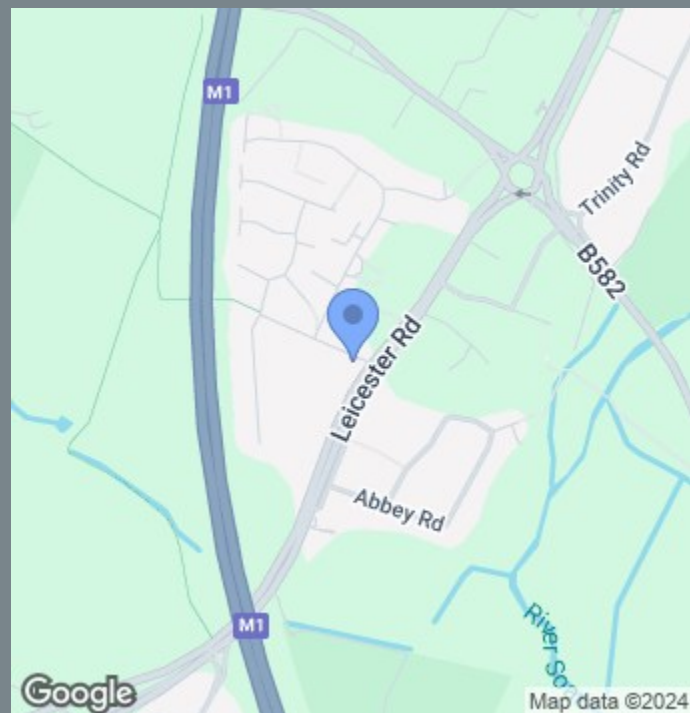
2 Sandhill Drive, Enderby, Leicestershire, LE19 2LP
Offers In Excess Of £240,000

OVERVIEW

- Family Home On Corner Plot
- No Onward Chain & Popular Location
- Porch & Entrance Hall
- Lounge, Dining Room & Kitchen
- Downstairs Cloakroom & Lean Too
- Three Bedrooms & Bathroom
- Front Garden & Covered Courtyard
- Lean Too & Garage
- EPC Rating - D, Freehold
- Council Tax Band -B

LOCATION LOCATION....

Enderby is known for its picturesque setting and community spirit, offering a tranquil escape from the urban bustle of Leicester. The village features local shops, cosy cafes, and scenic landscapes that contribute to its charm. It also serves as a popular commuter village due to its proximity to major motorways and the county's largest retail park. The local schools are Danemill Primary school and Brockington College. 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

Nestled in a desirable neighbourhood, this charming family home occupies a generous corner plot, offering both privacy & space. Presented to the market with no onward chain, it provides an excellent opportunity for buyers seeking a swift & seamless move. As you approach the property, the block-paved front garden immediately catches the eye, setting a welcoming tone for visitors. The porch, leading into the entrance hall, offers a sheltered space to transition from the outdoors to the warmth of the home. The entrance hall connects all the ground floor living spaces. To the front, the lounge boasts a large window that floods the room with natural light, creating a cosy yet bright space for relaxation & family time. The lounge seamlessly flows into the extended dining room, which has been thoughtfully designed to accommodate larger gatherings & family meals. The dining room's open layout and additional space make it perfect for entertaining guests. The kitchen, a true highlight of the property, features a skylight that bathes the room in sunlight, making it a pleasant space for cooking & preparing meals. The inclusion of a downstairs cloakroom adds a practical touch, ensuring convenience for the whole family. Ascending to the first floor, the landing leads to three well-proportioned bedrooms, each offering versatility to suit various needs, whether it be a tranquil master bedroom, a cosy nursery, or a home office. The family bathroom, serves the bedrooms well, providing essential amenities for everyday living. Outside, the property continues to impress with a covered courtyard, an ideal spot for outdoor dining & relaxation, especially on those unpredictable British summer days. The courtyard leads to a lean-to, offering additional storage or the potential to be used as a workshop or hobby space. The garage, accessible via the courtyard, provides secure parking and further storage options, catering to the needs of modern living.

