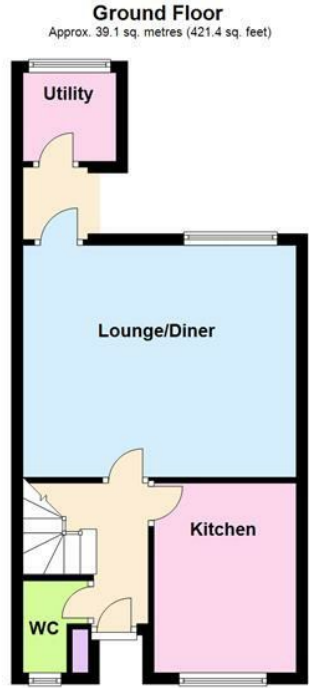
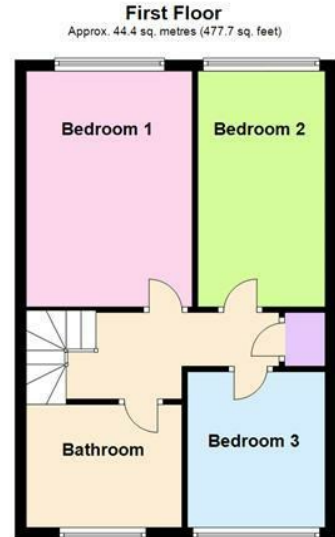


FLOOR PLAN

- DIMENSIONS**
- Entrance Hall
- Kitchen**
8'2" x 10'2" (2.49 x 3.1)
- Downstairs Cloakroom
- Lounge Diner**
17'8" x 15'1" (5.4 x 4.62)
- Utility**
5'05" x 5'03" (1.65m x 1.60m)
- Landing
- Bedroom One**
9'9" x 13'9" (2.99 x 4.2)
- Bedroom Two**
7'6" x 13'9" (2.31 x 4.2)
- Bedroom Three**
7'6" x 9'3" (2.29 x 2.84)
- Bathroom**



Total area: approx. 83.5 sq. metres (899.1 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?
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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.

81 Queens Drive, Enderby, Leicester, LE19 2LL

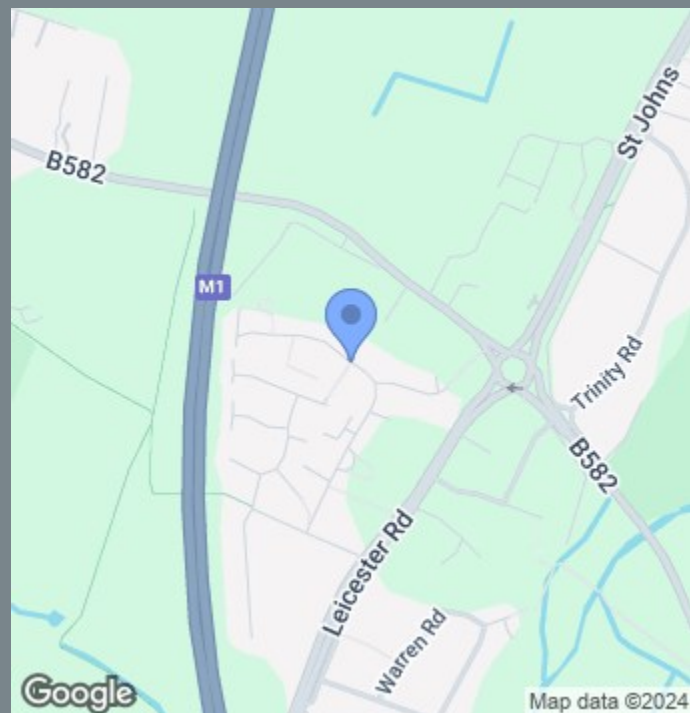
£210,000

OVERVIEW

- Beautiful & Spacious Family Home
- Cul De Sac Location
- Entrance Hall & Downstairs Cloakroom
- Lounge Diner
- Kitchen & Utility
- Three Bedrooms
- Family Bathroom
- Front & 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

Discover this beautiful and deceptively spacious townhouse, nestled in a peaceful cul-de-sac within a popular and sought-after location. As you approach, the property immediately impresses with its well-maintained exterior and welcoming ambiance. Upon entering, you are greeted by a spacious entrance hall that sets the tone for the rest of the home. To the right, the kitchen boasts shaker-style units, providing a modern yet timeless aesthetic. The kitchen is well-equipped and offers ample storage and workspace, making it a delightful space for culinary endeavors. The lounge diner is a generous and versatile space, perfect for both relaxing and entertaining. The room is bathed in natural light from the large window that overlooks the garden, creating a bright and airy atmosphere. The lounge diner seamlessly connects to the kitchen, ensuring a cohesive and functional living space. A downstairs cloakroom adds convenience, while the utility room provides additional space for laundry and storage, keeping the home organised and clutter-free. Ascending to the first floor, the landing leads to three well-proportioned bedrooms, each offering a comfortable retreat. The family bathroom serves the bedrooms with modern fixtures and fittings, ensuring practicality and style. Outside, the front garden is neatly landscaped, providing an attractive approach to the property. The rear garden is a true highlight, featuring a lovely patio area that is perfect for outdoor dining and entertaining. The garden is a private haven, ideal for enjoying the outdoors in comfort and style. In summary, this townhouse offers a perfect blend of modern living and spacious comfort, making it an excellent choice for families or those seeking a peaceful retreat.

