22a Cross Street, Enderby LE19 4NJ Telephone: 0116 286 9700 • Email: sales@nestegg-properties.co.uk www.nestegg-properties.co.uk

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FLOOR PLAN

DIMENSIONS

Porch 2'08 x 4'05 (0.81m x 1.35m)

Entrance Hall 14'01 x 5'05 (4.29m x 1.65m)

Lounge 12'07 x 11'04 (3.84m x 3.45m)

Dining Kitchen 9'03 x 17'05 (2.82m x 5.31m)

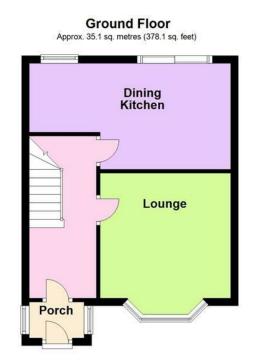
Landing

Bedroom One 10'06 x 10'02 (3.20m x 3.10m)

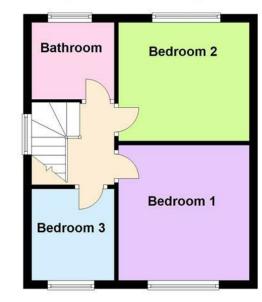
Bedroom Two 9'05 x 10'02 (2.87m x 3.10m)

Bedroom Three 9'02 x 6'08 (2.79m x 2.03m)

Family Bathroom 6'08 x 6'01 (2.03m x 1.85m)



Total area: approx. 69.0 sq. metres (742.7 sq. feet) First Floor Approx. 33.9 sq. metres (364.6 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: OII6286 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 sall? 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 Cell we on 0116 2011 300 for few activice

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

20 Shortridge Lane, Enderby, LE19 4PA £210,000

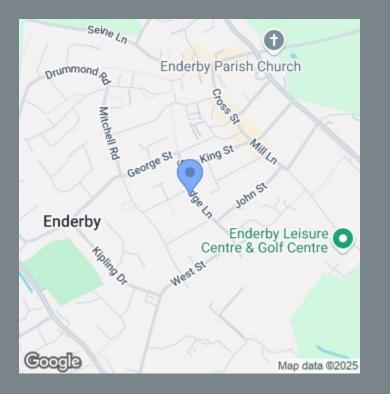
These details do not constitute part of an offer or contract. Agents notes- FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be reli on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and muy 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.

OVERVIEW

- Semi Detached Family Home
- Lovely Village Location
- Chain Free With Great Potential
- Porch & Entrance Hall
- Lounge & Dining Kitchen
- Three Bedrooms
- Family Bathroom
- Driveway & Enclosed Garden
- Viewing Is A Must
- EER C, Freehold, 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 soughtafter destination for those seeking the perfect balance between rural serenity and urban accessibility.











THE INSIDE STORY

Discover this charming semi-detached family home nestled in a lovely village setting. With no onward chain, this property offers a fantastic opportunity for those looking to settle in a tranquil and friendly community. While this home is in need of some modernisation, it boasts excellent potential. With a bit of creativity and investment, you can transform this property into your dream home. The property features a welcoming porch, perfect for shedding your shoes and coats before entering the entrance hall. The lounge is a standout feature, with a bay window that floods the room with natural light and a log burning stove adding a touch of cosiness, making it an ideal spot for relaxing evenings. The heart of the home is the dining kitchen, which combines a dining area with a well-appointed kitchen having wall and base units, a sink drainer with mixer tap, plumbing for a washing machine and space for a cooker and fridge freezer. Patio doors lead out to the garden, making it easy to enjoy al fresco dining. *Upstairs, a spacious landing provides access to three comfortable bedrooms and* a convenient family bathroom. Outside, the property offers ample off-street parking on the driveway and a low-maintenance rear garden which is ideal for outside entertaining with a shed and log store for additional storage.



