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

# nestegg properties

# **FLOOR PLAN**

## DIMENSIONS

### **Entrance Hall**

Lounge 16' x 11'03' (4.88m x 3.43m')

Dining Area 9'07 x 8'08 (2.92m x 2.64m)

Kitchen 12'01 x 8'07 (3.68m x 2.62m)

Utility 10'03 x 9'07 max (3.12m x 2.92m max)

Downstairs Cloakroom 3'06 x 4'08 (1.07m x 1.42m)

### Landing

Bedroom One 9'03 x 14'07 (2.82m x 4.45m)

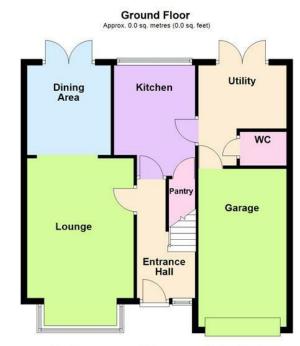
En Suite 4'11 x 4'11 (1.50m x 1.50m)

Bedroom Two 9'02 x 15'09 (2.79m x 4.80m)

Bedroom Three 15'09 x 7'07 (4.80m x 2.31m)

Bedroom Four 9'03 x 10'06 (2.82m x 3.20m)

Bathroom 6'03 x 6'03 (1.91m x 1.91m)



Total area: approx. 0.0 sq. metres (0.0 sq. feet) First Floor Approx. 0.0 sq. metres (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 h

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 ven MONEY LAUNDERING Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-oper

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 m 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 cu 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.

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# **OVERVIEW**

- Spacious Detached Family Home
- Stunning Throughout & Popular Location
- Entrance Hall & Downstairs Cloakroom
- Lounge & Dining Area
- Beautiful Fitted Kitchen & Utility
- Four Double Bedrooms
- Primary En Suite & Family Bathroom
- Driveway & Garage
- Beautiful Garden
- EER tbc, Freehold, Tax Band D

# 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

This totally stunning detached family home is a true gem, nestled in a lovely and soughtafter location that perfectly blends tranquility with convenience. Extended and beautifully spacious, the property has been tastefully finished throughout to an exceptional standard, offering a harmonious mix of comfort, style, and functionality. Upon entering, you're welcomed by a bright and inviting entrance hall that leads into a charming lounge, complete with a striking feature fireplace and elegant bay window that floods the space with natural light. The separate dining room offers a seamless connection to the outdoors with doors opening onto the garden, ideal for entertaining or relaxing. At the heart of the home is the absolutely gorgeous kitchen, fitted with high-end integrated appliances including a fridge, dishwasher, eye-level double NEFF oven with hide and slide doors, and a five-ring NEFF induction hob with a sleek extractor above, all complemented by an inset sink and contemporary finishes. A practical utility room and a stylish downstairs cloakroom complete the ground floor. Upstairs, the property boasts four beautiful double bedrooms, each thoughtfully decorated and offering ample space, with the primary bedroom enjoying the added luxury of a modern en suite shower room. A well-appointed family bathroom serves the remaining bedrooms. Outside, the home continues to impress with a lovely rear garden featuring a lush, manicured lawn and a patio area perfect for outdoor dining and entertaining. A private driveway and garage provide ample parking and storage, making this home as practical as it is beautiful.

