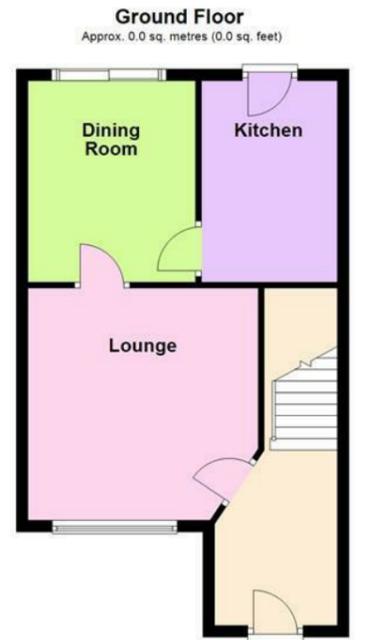
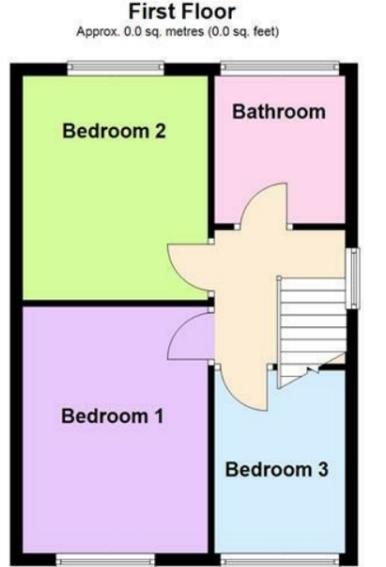


# FLOOR PLAN

- DIMENSIONS**
- Entrance Hall**
- Lounge**  
13'6 x 12'11 (4.11m x 3.94m)
- Dining Room**  
11' x 8'11 (3.35m x 2.72m)
- Kitchen**  
11' x 7'3 (3.35m x 2.21m)
- Landing**
- Bedroom One**  
13' x 9'10 (3.96m x 3.00m)
- Bedroom Two**  
10'10 x 9'10 (3.30m x 3.00m)
- Bedroom Three**  
9'10 x 6'8 (3.00m x 2.03m)
- Bathroom**



Total area: 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 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.

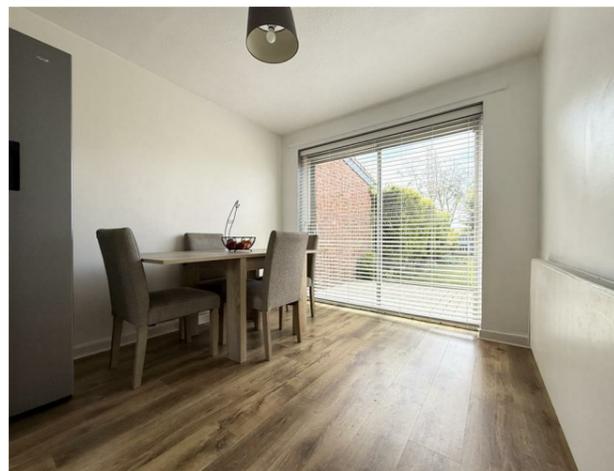
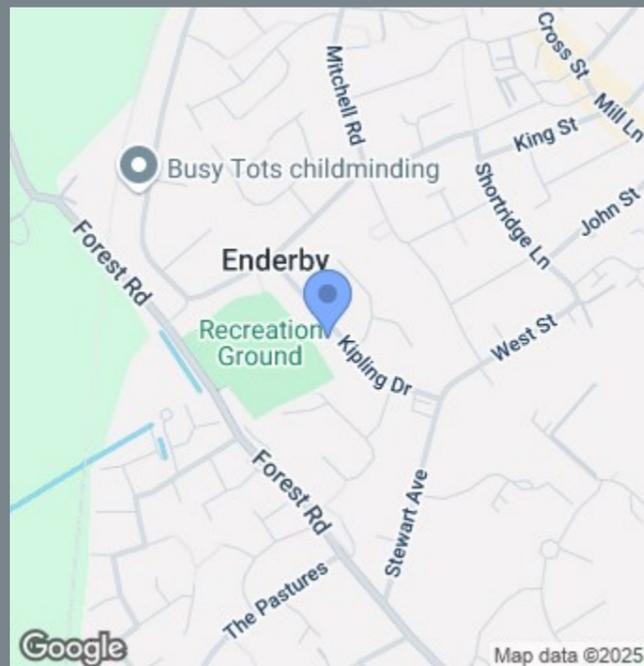
26 Kipling Drive, Enderby, Leicestershire, LE19 4QQ  
**£275,000**

## OVERVIEW

- Lovely Family Home
- Popular Location
- Entrance Hall & Lounge
- Dining Room & Kitchen
- Three Bedrooms
- Family Bathroom
- Driveway & Detached Garage
- Fabulous Rear Garden
- EER Rating - D, 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

*Nestled in the heart of a charming village, this delightful semi-detached family home offers open views to the rear, creating a wonderful sense of space and tranquillity. Upon entering through the welcoming hallway, you are drawn into a beautifully appointed lounge featuring a striking fireplace and a large front-facing window that fills the room with natural light. The kitchen boasts timeless shaker-style units, an eye-level oven for added convenience, and a sink drainer with a sleek mixer tap, seamlessly connecting to a spacious dining room where patio doors open out to the generous rear garden. Upstairs, a bright landing leads to three well-proportioned bedrooms, all served by a contemporary family bathroom with white three piece suite comprising of low level wc, wash hand basin and bath with shower over. Outside, a private driveway provides ample parking and leads to a detached garage, while the expansive garden — complete with a lush lawn and an inviting decking area — offers the perfect setting for family gatherings and summer entertaining.*

