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

4'09 x 6'06 (1.45m x 1.98m)

Lounge 11'11 x 14'03 (3.63m x 4.34m)

Family Living Kitchen 20'06 x 17'03 max (6.25m x 5.26m max)

Shower Room 7'09 x 4'04 (2.36m x 1.32m)

Landing

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

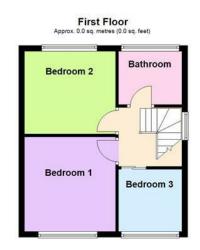
Bedroom Two 9'02 x 10'03 (2.79m x 3.12m)

Bedroom Three 6'09 x 6'08 (2.06m x 2.03m)

Bathroom 5'09 x 6'05 (1.75m x 1.96m)



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.

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 how 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 we have a clearly in greening a relation.

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 relie 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.

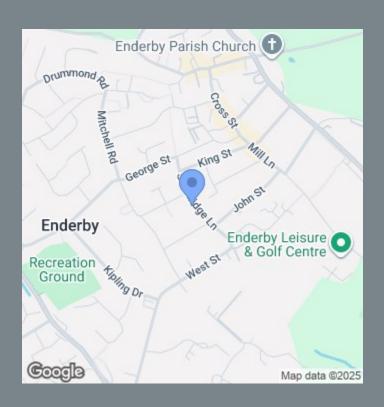
26 Shortridge Lane, Enderby, Leicestershire, LE19 4PA Offers In The Region Of £220,000

OVERVIEW

- Extended Home With No OnwardChain
- · Lovely Village Location
- · Porch & Lounge
- · Dining Kitchen
- · Downstairs Shower Room
- · Three Bedrooms & Bathroom
- · Driveway & Courtyard Style Garden
- · Viewing Is Advised
- · 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

Welcome to this beautifully presented semi-detached home, ideally located in the sought-after village of Enderby. Offered to the market with no onward chain, this delightful property combines comfort, style, and practicality, making it the perfect choice for families or first-time buyers alike. Step inside through the enclosed porch into a bright and spacious lounge, where a bay window to the front creates a warm and inviting atmosphere. The heart of the home is the generous family living kitchen, featuring contemporary white cabinetry, striking black worktops and splashbacks, and skylights that bathe the room in natural light. With ample space for a dining table and a sofa, this versatile area is perfect for entertaining guests or relaxing with family. A door opens directly onto the rear garden, seamlessly blending indoor and outdoor living. A convenient downstairs shower room includes a shower, WC, and wash hand basin, adding to the home's functionality. Upstairs, the landing leads to three wellproportioned bedrooms, all beautifully finished, and with the principal bedroom benefiting from fitted wardrobes. A stylish family bathroom completes the first floor. Outside, the property offers a driveway to the front for off-road parking, lean-to storage to the side, and a low-maintenance rear garden—ideal for summer entertaining or simply unwinding at the end of the day.







