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

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FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge 12'11 x 13'01 (3.94m x 3.99m)

Dining Room 11'05 x 8'10 (3.48m x 2.69m)

Sun Room 6'08 x 15'03 (2.03m x 4.65m)

Kitchen 10'04 x 7'04 (3.15m x 2.24m)

Landing

Bedroom One 187 x 9'10 (4.14m x 3.00m)

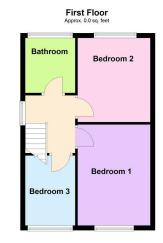
Bedroom Two 11'5 x 9'10 (3.48m x 3.00m)

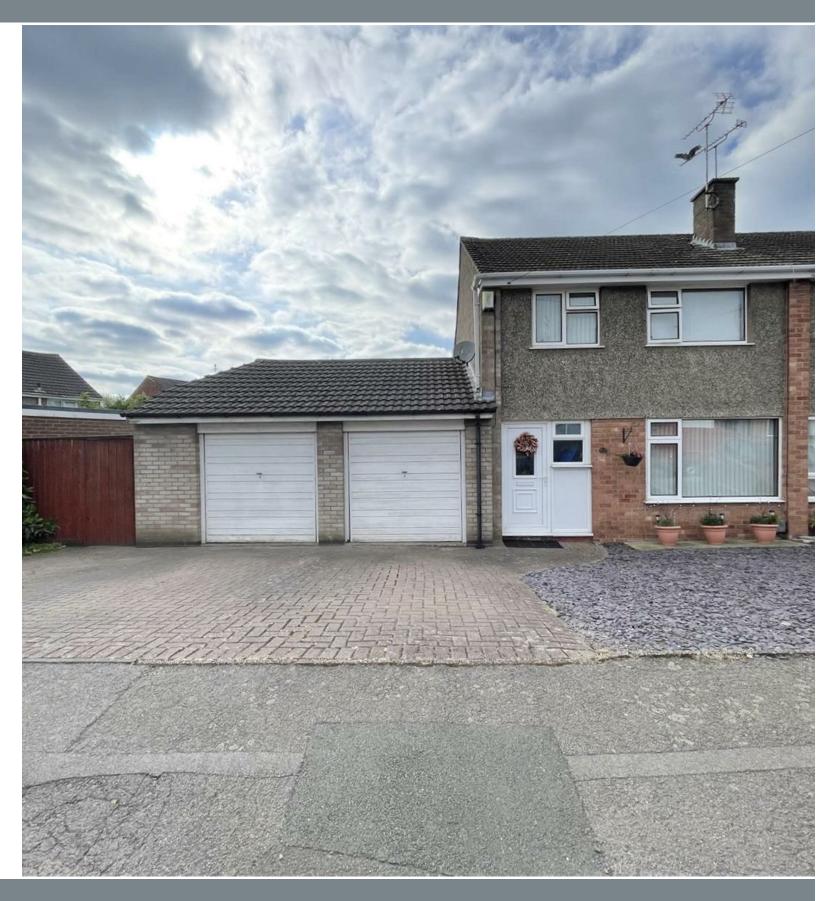
Bedroom Three 9'11 x 6'5 (3.02m x 1.96m)

Bathroom



Total area: approx. 0.0 sq. feet





IXTURES 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 OUT Office at 22a cross street, Enterby, LE19 4450 Telephone: O116286 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 VALUATION8 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 be no delay in agreeing a sale.

These details do not constitute part of an offer or contract

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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 relieved. 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

OVERVIEW

- · Beautiful Family Home
- Popular Location
- · Lounge & Dining Room
- Sun Room & Kitchen
- Three Bedrooms
- · Family Bathroom
- Driveway & Double Garage
- · Landscaped Garden
- · Viewing Essential
- EER tbc, Freehold, Tax -

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.













Nestled in a coveted and highly sought-after locale, this utterly charming semidetached home radiates warmth and character, offering a seamless blend of comfort and convenience with the added perk of no onward chain. Step inside to discover a welcoming hallway that leads to a cosy lounge, bathed in natural light from the front-facing window and anchored by a rustic log burner, perfect for snug evenings. Flowing effortlessly into a dining room, this space invites gatherings and opens through to a sun-drenched sunroom, where panoramic garden views create a serene backdrop. The kitchen, boasts fitted wooden wall and base units paired with chic contrasting worktops, blending practicality with style. has a sink drainer with mixer tap and integrated oven and hob with extractor over. Upstairs you will find three well-proportioned bedrooms and a family bathroom fitted with a three piece suite comprising low level wc, wash hand basin and bath with shower over. Outside, the property truly shines with a private driveway leading to a spacious double garage, and the enchanting garden, complete with a delightful summer house, offers a leafy oasis for relaxation or entertaining.







