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 21'4 x 11'5 (6.50m x 3.48m)

Dining Kitchen 9'11 x 14'10 (3.02m x 4.52m)

Dining Room 14'10 x 9'11 (4.52m x 3.02m)

Downstairs Cloakroom

Landing

Bedroom One 13'7 x 12'6 (4.14m x 3.81m)

En Suite

Bedroom Two 12'2 x 11'4 (3.71m x 3.45m)

Bedroom Three 14'10 x 12'2 (4.52m x 3.71m)

Bedroom Four 8'10 x 8'2 (2.69m x 2.49m)

Bathroom



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.
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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 have no defluying 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 ro. 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.

OVERVIEW

- Stunning & Spacious Detached Family Home
- · Wonderful Plot In Fabulous Location
- · Lounge & Dining Room
- · Beautiful Dining Kitchen
- Downstairs Cloakroom
- · Four Bedrooms & Family Bathroom
- En Suite To Primary
- · Driveway & Garage
- · Landscaped Rear Garden
- EER B, Freehold, Tax Band E

LOCATION LOCATION....

The highly sought after area of New Lubbesthorpe lies approximately five miles from Leicester City Centre. With a range of facilities that are continuing to grow there is a brand new state of the art Primary School. Day to day shopping and leisure facilities are available within the wider neighbouring areas including Fosse Park and the Meridian. For commuters there are excellent links to both the M1 & M69. A great place to live and become part of this thriving community.











THE INSIDE STORY

Set within a desirable & contemporary residential development, this immaculately presented fourbedroom detached family home offers spacious, thoughtfully designed living spaces & stylish finishes throughout—perfectly suited to modern family life. Upon entering the welcoming entrance hall, the sense of space & natural light is immediately apparent. The generously proportioned lounge enjoys a bright front-facing window & elegant French doors that open directly onto the rear garden, creating a perfect balance of relaxation & indoor-outdoor living. A separate formal dining room offers a refined space for entertaining guests or enjoying family meals. The heart of the home is the exceptional dining kitchen, beautifully fitted with sleek modern units, a central island ideal for casual dining or food preparation, an eye-level double oven, and a six-ring gas hob—making it a dream for home cooks & entertainers alike. Further French doors from the kitchen extend the living space out to the garden, enhancing the home's social & practical appeal. A downstairs cloakroom and under-stair storage add to the property's convenience. Upstairs, a spacious landing leads to four generously sized bedrooms. The primary bedroom is a true retreat, benefiting from a stylish en suite shower room. Bedroom three stands out with its charming dual-aspect windows, filling the room with natural light. The remaining bedrooms are equally well-proportioned & are served by a contemporary family bathroom with modern fixtures & fittings. Externally, the property features a private driveway leading to an detached garage, offering both secure parking & additional storage. The rear garden has been beautifully landscaped to create a tranquil outdoor haven, complete with two separate patio areas, ideal for al fresco dining or summer gatherings, as well as a raised decked area, perfect for relaxing in the sun or enjoying a morning coffee.







