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

**Sitting Room** 18'03 x 8'11 (5.56m x 2.72m)

**Family Lounge** 16'10 x 12'01 (5.13m x 3.68m)

**Extended Kitchen Diner** 13'01 x 11'11 (3.99m x 3.63m)

**Bedroom One** 12'02 x 9'05 (3.71m x 2.87m)

**Bedroom Two** 8'11 x 7'10 (2.72m x 2.39m)

**Bedroom Three** 9'02 x 7'02 (2.79m x 2.18m)

**Shower Room** 5'06 x 5'00 (1.68m x 1.52m)

Separate WC

# First Floor Approx. 39.1 sq. metres WC Bedroom 3 Bedroom 2





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

FREE PROPERTY VALUATIONS Looking to sell? Need a valuation?

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.

MONET 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 relow. 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.

1 Queens Drive, Enderby, Leicester, LE19 2LL

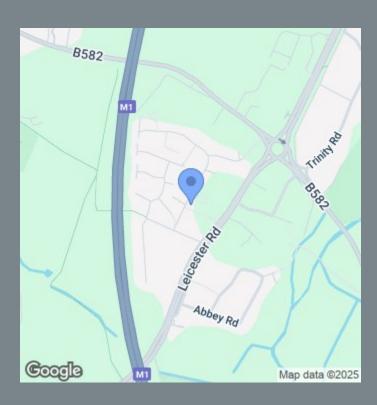
£260,000

### **OVERVIEW**

- Corner Plot Property
- · Three Double Bedrooms
- · Beautiful Front, Rear & Side Gardens
- · Three Reception Rooms
- · No Onward Chain
- · Many Local Amenities Close By
- Brimming With Opportunity
- · EPC Rating D
- Freehold Property
- · Council Tax band B

# LOCATION LOCATION....

Living on Queens Drive in Enderby offers a peaceful, family-friendly atmosphere with a great mix of homes and excellent local amenities. Residents enjoy easy access to shops, pubs, restaurants, and the Enderby Leisure Centre, which features a gym, swimming pool, and golf course. Nearby Meridian Park adds further options for shopping and entertainment. The area is well served by schools, including Enderby Danemill Primary School and Brockington College, both rated 'Good' by Ofsted. With quick links to the M1, M69, and Leicester city via Park and Ride or nearby Narborough train station, it's a convenient and well-connected place to live.











# THE INSIDE STORY

This spacious three-bedroom home is set on a generous corner plot and boasts beautifully maintained gardens that wrap around the property, creating an impressive and private outdoor setting. Offered with no onward chain, it's the perfect opportunity for first-time buyers or families seeking a well-kept and versatile home in a desirable location.

Inside, the property welcomes you with a bright entrance hall leading to a flexible layout. To the front, there's a cosy sitting room or second lounge, ideal for quiet evenings or use as a playroom or study. The main family lounge benefits from a large front-facing window and sliding patio doors that open onto the rear garden, filling the room with natural light and connecting indoor and outdoor living.

The kitchen has been extended to form a spacious kitchen-diner, offering a fantastic footprint for family meals and entertaining. While it would benefit from some modernisation, it has been immaculately maintained and is full of potential.

Upstairs, there are three double bedrooms, a modern wet room with a walk-in shower, and a separate WC—perfect for growing families.

With its wraparound gardens, flexible living space, and fantastic location, this is a wonderful home full of opportunity and ready for its next chapter.







