

22a Cross Street, Enderby LE19 4NJ

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NEST EGG
PROPERTIES

FLOOR PLAN

DIMENSIONS

Entrance Hall

18'11 x 5'05 (4.24m x 1.65m)

Lounge

11'11 x 11'03 (3.63m x 3.43m)

Breakfast Kitchen

9'01 x 17'02 (2.77m x 5.23m)

Conservatory

8'05 x 11'10 (2.57m x 3.61m)

Landing

Bedroom One

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

Bedroom Two

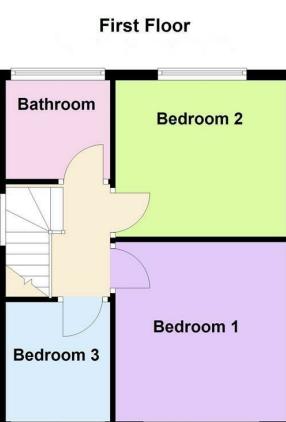
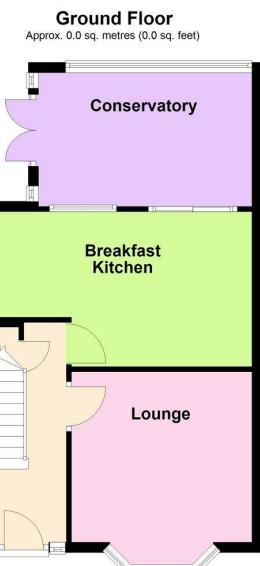
9'02 x 10'04 (2.79m x 3.15m)

Bedroom Three

7'03 x 6'08 (2.21m x 2.03m)

Family Bathroom

6'01 x 6'06 (1.85m x 1.98m)



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

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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.

24 Shortridge Lane, Enderby, LE19 4PA

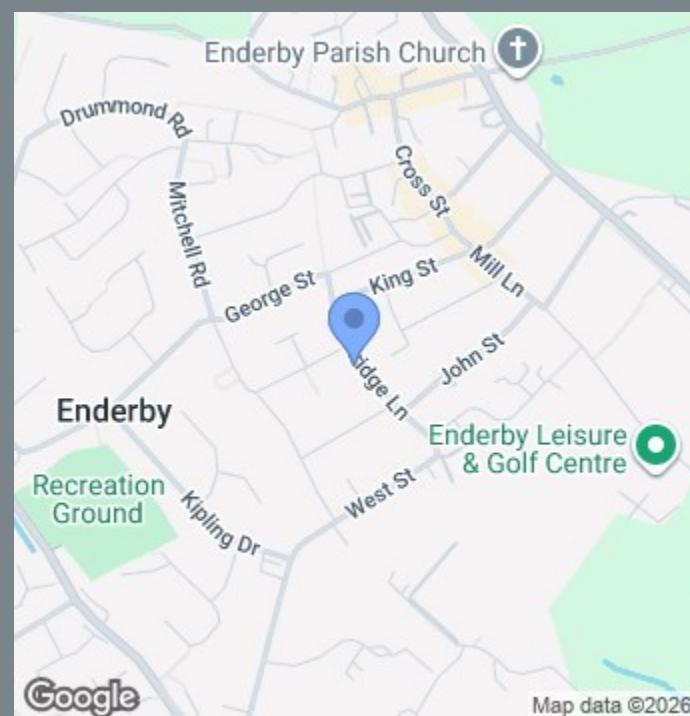
£250,000

OVERVIEW

- Stunning Family Home
- Lovely Village Location
- Entrance Hall & Lounge
- Breakfast Kitchen & Conservatory
- Three Bedrooms
- Family Bathroom
- Driveway & Garden
- Viewing Is A Must
- EPC Rating C, Freedhold
- Council Tax Band - B

LOCATION LOCATION....

Situated along the charming Shortridge Lane in the thriving village of Enderby, this property enjoys a prime setting that blends community spirit with excellent amenities. Families are well catered for, with reputable primary and secondary schools within easy reach, while everyday essentials are covered by a good selection of local shops, supermarkets, and independent cafés in the village centre. For leisure, residents can take advantage of nearby parks, riverside walks, and sports facilities, as well as Fosse Park for retail and dining. The area offers superb transport links, including quick access to the M1 and M69 motorways, regular bus services, and Leicester city centre just a short drive away. Combining the tranquillity of village life with the convenience of urban connections, this location is ideal for a wide range of buyers.



THE INSIDE STORY

This stunning three-bedroom semi-detached home is perfectly positioned in a charming village setting, offering a delightful blend of character, comfort, and modern convenience. From the moment you step into the welcoming entrance hall, with its elegant tiled wood-effect flooring, the quality and attention to detail are clear. The tastefully decorated lounge exudes warmth, featuring a beautiful bay window and a striking feature fireplace. The inviting breakfast kitchen is fitted with classic shaker-style wall and base cabinets, complemented by contrasting worktops, and comes complete with integrated appliances including a washing machine, dryer, fridge, freezer, slimline dishwasher, and oven with hob. There's space for a cosy dining table, perfect for relaxed meals, while patio doors open into a bright, centrally heated conservatory—currently used as a dining room—that flows seamlessly via French doors into the lovely garden. Upstairs, the landing leads to three beautifully finished bedrooms and a stylish, modern family bathroom. Outside, the driveway offers convenient parking, while the low-maintenance garden, thoughtfully planted with flowers, vegetables, and a charming seating area, creates the ideal spot to unwind and enjoy the outdoors all year round.

