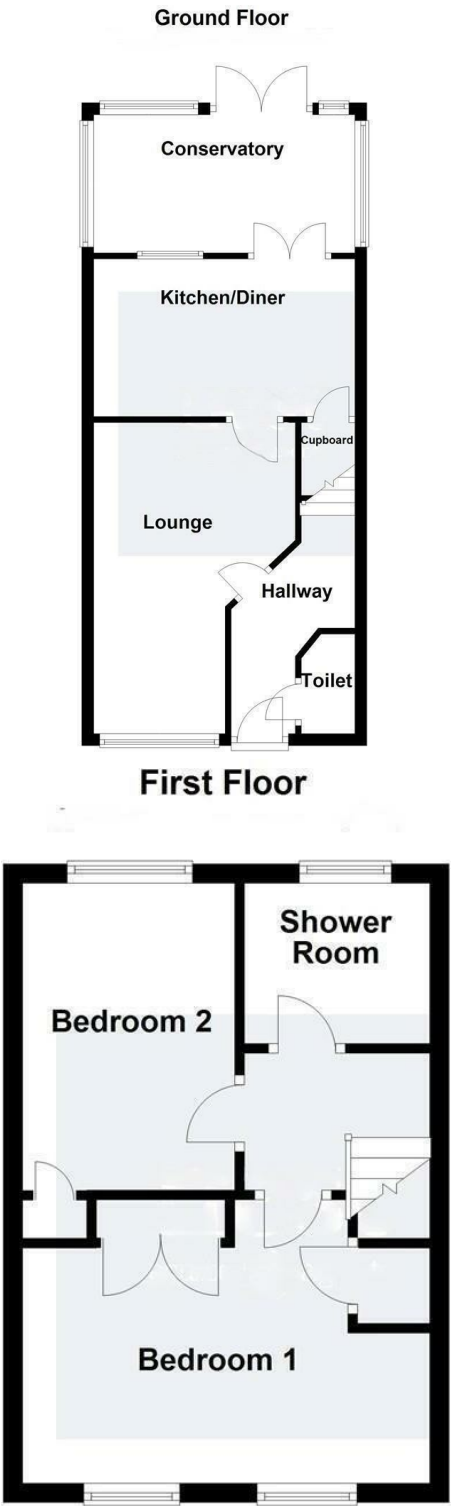


FLOOR PLAN

DIMENSIONS

- Entrance Hall
- Downstairs Cloakroom
- Lounge
13'1 x 11' (3.99m x 3.35m)
- Dining Kitchen
14' x 8'1 (4.27m x 2.46m)
- Conservatory
7' x 12'3 (2.13m x 3.73m)
- Landing
- Bedroom One
13'11 x 10' (4.24m x 3.05m)
- Bedroom Two
10' x 7'01 (3.05m x 2.16m)
- Shower Room



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/
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.

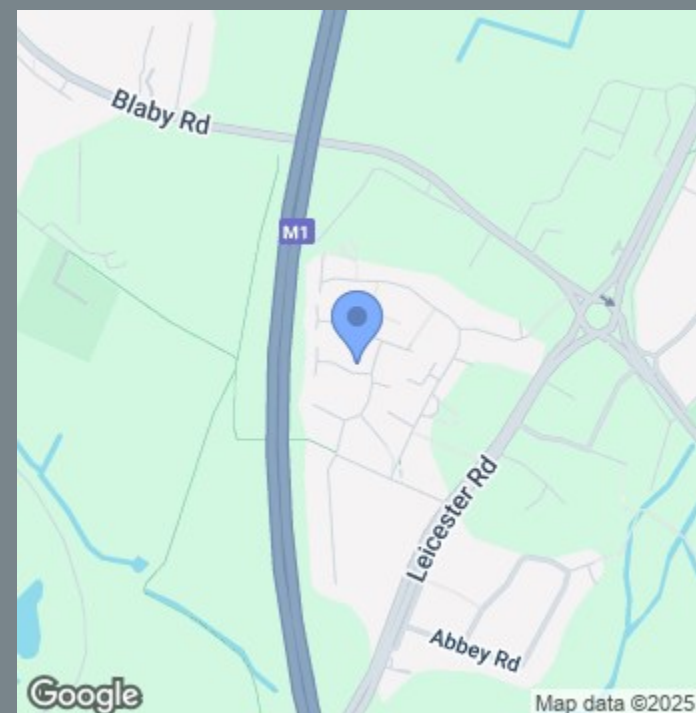
74 Packhorse Drive, Enderby, LE19 2RP
£220,000

OVERVIEW

- Fabulous Home In Sought After Location
- Ideal First Time Or Investment Buy
- Entrance Hall & downstairs Cloakroom
- Lounge & Dining Kitchen
- Conservatory
- Two Bedrooms & Shower Room
- Driveway & Low Maintenance Garden
- Viewing Is Advised
- Council Tax Band - B
- EPC Rating - C, Freehold

LOCATION LOCATION....

Packhorse Drive in Enderby is a lovely, well-connected spot that perfectly balances suburban peace with easy access to all the essentials. Families are well served by local schools such as Enderby Danemill Primary School and Brockington College, both highly regarded in the area. Green open spaces like Enderby Leisure Centre grounds and Narborough Park offer plenty of opportunities for fresh air, walks, and playtime, while Leicester's popular Fosse Park shopping centre is just minutes away, providing a wide range of shops, restaurants, and retail outlets. Commuters will find excellent transport links too, with the M1 and M69 close by, as well as regular bus services into Leicester city centre.



THE INSIDE STORY

Perfectly suited for first-time buyers or those looking to take their next step on the property ladder, this charming home combines style, comfort, and practicality in equal measure. As you step into the welcoming entrance hall, you're greeted with a sense of warmth and space, complete with a convenient downstairs cloakroom. The bright and inviting lounge, with its window to the front, is the perfect place to relax and unwind, beautifully enhanced by a feature fireplace that brings a cosy focal point to the room. The heart of the home is the modern fitted kitchen, boasting sleek cream gloss cabinets, integrated fridge freezer and washing machine, contrasting worktops, and thoughtful design that blends functionality with a contemporary finish. From here, the home flows seamlessly into the conservatory, which the current owners enjoy as a dining room — a versatile space filled with natural light and ideal for family meals or entertaining friends. Upstairs, a landing leads to two comfortable bedrooms, each offering a peaceful retreat, alongside a stylish shower room designed with modern living in mind. Outside, the property continues to impress with a private driveway to the front, ensuring convenient off-road parking, while the rear garden is low-maintenance yet inviting — fully enclosed and offering the perfect spot for summer barbecues, quiet evenings, or a touch of gardening. With its well-balanced layout, modern finish, and welcoming atmosphere, this property presents a wonderful opportunity for buyers to create their first home in a sought-after location. Ready to move straight into and enjoy, it's a home that truly ticks all the boxes.

