22a Cross Street, Enderby, LE19 4NJ
Telephone: 0116286 9700 • Email: sales@nestegg-properties.co.uk

www.nestegg-properties.co.uk



# FLOOR PLAN

# **DIMENSIONS**

Open Plan Living, Dining, Kitchen 14'2 x 19'5 (4.32m x 5.92m)

**Bedroom** 14'7 x 7'8 (4.45m x 2.34m)

**Shower Room** 5'5 x 4'10 (1.65m x 1.47m)

# Ground Floor Approx. 37.6 sq. metres (404.8 sq. feet) Shower Room Living, Dining, Kitchen

Total area: approx. 37.6 sq. metres (404.8 sq. feet)



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: 0.116286 9700 - Email: sales@nesteaa-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nesteaa-properties.co.u

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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 the will be no delay in agreeing a sale.

will be no delay in agreeing a sale. These details do not constitute part of an offer or contrac

Measurements are for guidance only and potential buyers are advised to recheck measurements.

Agents notes- FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy, these property particular

3 Kings Court, King Street, Enderby, LE19 4NH

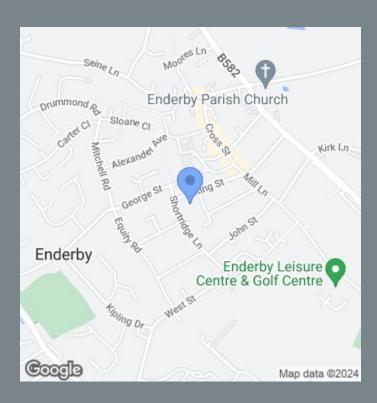
£137,500

### **OVERVIEW**

- · Semi Detached Bungalow
- Sought After Village Location
- · No Onward Chain
- · Gated Entrance & Parking
- · Open Plan Living, Dining, Kitchen
- · One Double Bedroom
- Shower Room
- · Leasehold
- EER Rating -E
- · Council Tax Band A

# LOCATION LOCATION....

Enderby is a small village to the South West of Leicester. The local schools are Danemill Primary school and Brockington College. It is within easy reach of Fosse Shopping Park, Grove Park and the M1/M69 motorway network. The village centre has a newsagents, petrol station, florists, beauty salon, delicatessen, library, cafe, bookmakers, and hand car wash. There is a leisure centre with swimming pool, gym, squash courts and sports hall for badminton and 5-a-side football. There is also a nine-hole pay-and-play golf course. The head office of clothing retailer Next is located in Enderby.











## THE INSIDE STORY

Nestled in a charming village location, this semi-detached bungalow offers a tranquil retreat with the added benefit of no onward chain. Welcomed by a gated entrance and convenient parking, the property exudes a sense of privacy and security. Stepping through the front door, you are greeted by an open-plan living area that seamlessly combines a living space, dining area, and kitchen with integrated washer dryer and fridge, creating a versatile and inviting environment for daily living and entertaining. The layout is thoughtfully designed to maximise space and natural light, enhancing the overall ambiance of the home. This bungalow features one bedroom, providing a cosy and comfortable retreat, along with a wellappointed shower room for convenience. The new windows and door not only enhance the aesthetic appeal of the property but also contribute to improved energy efficiency and security. With its peaceful village setting, gated entrance and modern updates, this semi-detached bungalow presents a wonderful opportunity for those seeking a low-maintenance and charming home in a desirable location.





