

FLOOR PLAN

DIMENSIONS

Entrance Hall
8'05 x 3'04 (2.57m x 1.02m)

Living Room
13'04 x 12'06 (4.06m x 3.81m)

Kitchen Diner
15'09 x 9'00 (4.80m x 2.74m)

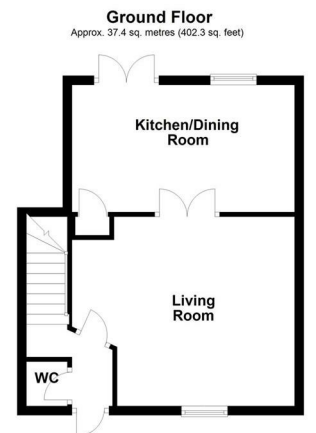
Downstairs WC

Bedroom One
12'07 x 9'07 (3.84m x 2.92m)

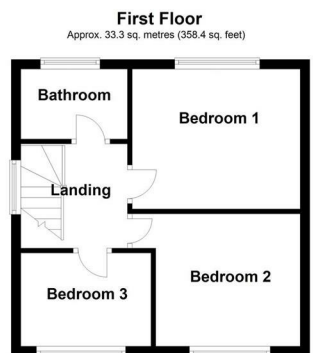
Bedroom Two
10'00 x 9'06 (3.05m x 2.90m)

Bedroom Three
8'10 x 6'10 (2.69m x 2.08m)

Family Bathroom
6'07 x 5'05 (2.01m x 1.65m)



Total area: approx. 70.7 sq. metres (760.7 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: 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.
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 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.

78 Packhorse Drive, Enderby, LE19 2RP

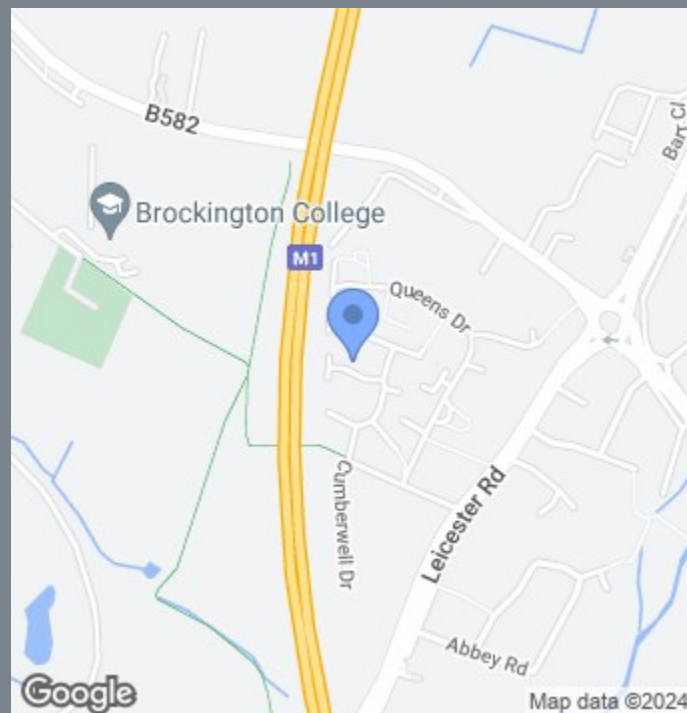
£250,000

OVERVIEW

- Three Bedrooms
- Modern Bathroom & Downstairs WC
- Cul-de-sac Location
- Driveway For Two Cars
- Large Rear Sunny Garden
- Amazing First Time Buy
- Viewings Advised
- Freehold Property
- Council Tax Band -
- EPC Rating - C

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

Discover the charm and comfort of this lovely three-bedroom semi-detached family home, a true gem that comes with the added convenience of no onward chain. Nestled in a desirable location, this property offers a perfect blend of modern living and traditional comfort. As you step inside, the entrance hall welcomes you, providing a sense of arrival and a seamless transition into the heart of the home. The lounge is a cozy retreat, filled with natural light and offering a peaceful space for relaxation. The dining kitchen is the hub of the home, thoughtfully designed to cater to both meal preparation and family dining. French doors open onto the garden, flooding the space with light and providing a seamless connection to the outdoors. The downstairs cloakroom adds an extra touch of convenience to daily life. Upstairs, the landing leads to three comfortable bedrooms, each offering a peaceful sanctuary. The family bathroom is well-appointed, with modern fixtures that cater to the needs of the whole family. Outside, the driveway provides convenient parking for two cars, while the enclosed landscaped garden offers a private oasis for outdoor enjoyment. It's a space that's perfect for both relaxation and play, with its well-maintained lawn and thoughtful plantings.

