

**FLOOR PLAN**

- DIMENSIONS**
- Entrance Hall**
  - Living Room**  
12'3 x 10'10 (3.73m x 3.30m )
  - Dining Room**  
17'3 x 9'11 (5.26m x 3.02m)
  - Kitchen**  
21'5 x 9'11 (6.53m x 3.02m)
  - Study Room**  
9'2 x 5'10 (2.79m x 1.78m)
  - Downstairs Shower Room**
  - Bedroom One**  
15'6 x 9'8 (4.72m x 2.95m)
  - En-Suite**
  - Bedroom Two**  
12'4 x 9'7 (3.76m x 2.92m)
  - Bedroom Three**  
10'10 x 9'11 (3.30m x 3.02m)
  - Bedroom Four**  
10'11 x 9'10 (3.33m x 3.00m)
  - Bedroom Five**  
9'3 x 7'7 (2.82m x 2.31m)
  - Family Bathroom**
  - Car Port**  
25 x 16'2 (7.62m x 4.93m)
  - Games Room/Storage**  
15'5 x 13'4 (4.70m x 4.06m)



**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.

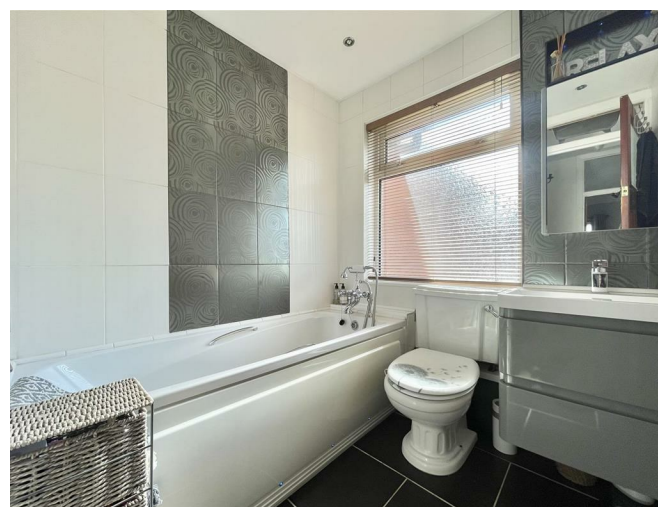
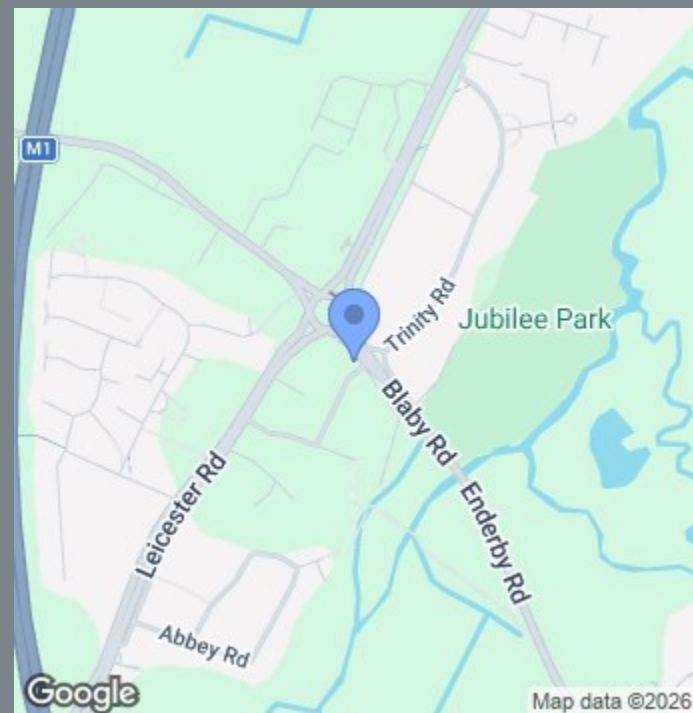
253 Blaby Road, Enderby, LE19 2BH  
**Offers Over £350,000**

## OVERVIEW

- Five Bedroom Home
- Driveway & Private Carport
- Ample Garden & Games Room
- Stunning Family Kitchen
- Downstairs Shower Room
- En-Suite To Main Bedroom
- Parks & Country Walks Close By
- EPC Rating - C
- Freehold Property
- Council Tax Band - B

## LOCATION LOCATION....

Blaby Road is situated in Enderby, a well-established and popular family-friendly village on the south-west edge of Leicester, within the Blaby district. The property lies along Blaby Road, a well-regarded residential area predominantly made up of semi-detached and detached homes, many of which have been modernised or extended, giving the area a settled and attractive suburban feel. Enderby offers excellent local amenities, with Fosse Shopping Park nearby providing a wide range of retail, dining and leisure options, alongside supermarkets, cafés and everyday conveniences within easy reach. The location is particularly well-suited to commuters, benefiting from close proximity to the M1 and M69 motorways, regular bus services into Leicester, and Narborough railway station just a short distance away with links to Leicester and Birmingham. The surrounding area also offers access to green spaces and a generally quiet residential environment, making it appealing to families, first-time buyers and professionals seeking a balance of convenience and community living.



## THE INSIDE STORY

*This impressive and deceptively spacious five-bedroom home on Blaby Road, Enderby offers fantastic, versatile living space, perfect for growing families looking for both comfort and style.*

*As you step through the entrance porch and into the hallway, you're welcomed by a bright and inviting living room, complete with a charming bay window that fills the space with natural light. This flows seamlessly into a generous family dining room, easily accommodating a large table and chairs, with patio doors opening out onto the rear garden, ideal for entertaining or family gatherings. From here, you'll find a stunning modern kitchen, fully fitted with integrated appliances, ample worktop space and plenty of storage. The ground floor also benefits from a dedicated study, perfect for working from home and a sleek, contemporary shower room.*

*Upstairs, the property continues to impress with five well-proportioned bedrooms, four of which are spacious doubles. The main bedroom enjoys the added luxury of its own en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom.*

*Outside, the property boasts a sunny rear garden, perfect for relaxing, entertaining, or for children to enjoy. To the rear, there is a large car port providing covered parking, along with a versatile storage room currently used as a games room. An ideal bonus space for families. Further parking is available to the front of the property.*

*This is a fantastic opportunity to secure a substantial and beautifully laid-out home, offering exceptional space and great value in a highly sought-after location.*

