

FLOOR PLAN

DIMENSIONS

Porch
 6'6 x 5'7 (1.98m x 1.70m)

Lounge
 13'5 x 17' (4.09m x 5.18m)

Dining Room
 11'5 x 9' (3.48m x 2.74m)

Conservatory
 10'9 x 14'2 (3.28m x 4.32m)

Kitchen
 15'7 x 11'7 (4.75m x 3.53m)

Downstairs Cloakroom
 4' x 3'1 (1.22m x 0.94m)

Landing

Bedroom One
 14'1 x 10'6 (4.29m x 3.20m)

Bedroom Two
 11'3 x 10'2 (3.43m x 3.10m)

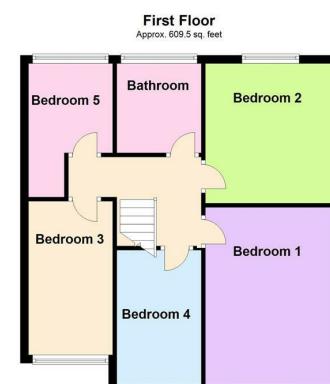
Bedroom Three
 12'8 x 6'9 (3.86m x 2.06m)

Bedroom Four
 10'8 x 6'10 (3.25m x 2.08m)

Bedroom Five
 10'5 x 7'2 (3.18m x 2.18m)

Bathroom

Garage
 12'2 x 7'2 (3.71m x 2.18m)



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: 0116 286 9700 • Email: sales@nestegg-properties.co.uk

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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.

50 Coleridge Drive, Enderby, Leicestershire, LE19 4QF

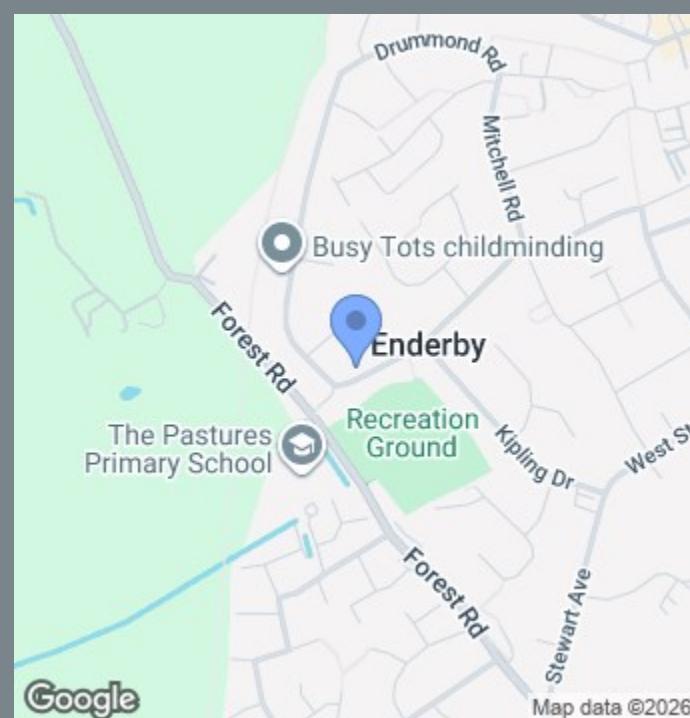
£290,000

OVERVIEW

- Spacious Family Home
- Fabulous Location
- Porch & Lounge
- Dining Room & Conservatory
- Fitted Kitchen & Downstairs Cloakroom
- Five Bedrooms & Family Bathroom
- Driveway & Garage
- Enclosed Rear Garden
- Viewing Is Advised
- EER - B, Freehold, Tax - C

LOCATION LOCATION....

Enderby offers a delightful blend of historical charm and modern convenience. Nestled in the picturesque English countryside, this quaint village boasts a rich heritage evident in its historic buildings, including the renowned parish church of St. John the Baptist. Residents enjoy a range of amenities, from local shops and restaurants to scenic walking trails and parks. With excellent transportation links and access to quality education, Enderby provides a tranquil yet well-connected lifestyle, making it a sought-after destination for those seeking the perfect balance between rural serenity and urban accessibility.



THE INSIDE STORY

Nestled in a lovely location, this extended family home offers a perfect blend of comfort and style. As you step inside, a welcoming porch provides a convenient space for coats and shoes, setting the tone for the warmth and practicality found throughout the home. The spacious lounge, with its large window to the front, fills the room with natural light and opens seamlessly into the dining room, offering ample space for meals and entertaining. The dining room is a versatile area, ideal for hosting dinner parties or enjoying quiet family dinners. Adjacent to the dining room is the conservatory which provides a bright and airy space, perfect for relaxing or enjoying a morning coffee while taking in the views of the garden.

The fitted kitchen is a true highlight, featuring sleek white units and contrasting black work surfaces that create a modern and stylish look. This well-appointed kitchen is perfect for culinary enthusiasts, offering both functionality and aesthetic appeal. A downstairs cloakroom adds convenience to the layout, ensuring that every need is met. Upstairs, the landing leads to five generously sized bedrooms, each offering a peaceful retreat. The family bathroom serves the bedrooms, providing a serene space to unwind after a long day. Outside, the property boasts a driveway and a garage, offering ample parking and storage. The garden is a true delight, featuring a patio area that is perfect for outdoor dining and relaxation. This home truly offers the perfect balance of comfort, style, and practicality, making it an ideal place to call home for any family.

