

## Room Sizes

### Kitchen

14'11 x 4

### Dining Room

15'03 x 9

### Living Room

15'05 x 11

### Bedroom One

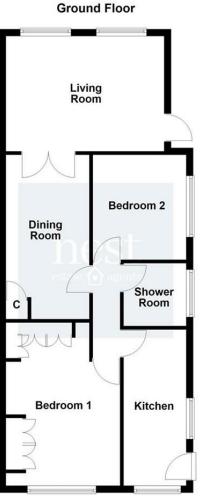
10'11 max x 14'04

### Bedroom Two

10'02 x 6

### Shower Room

6 x 6



**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 1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email [sara@nestestateagents.co.uk](mailto:sara@nestestateagents.co.uk) who will be pleased to arrange an appointment to view. Or visit our website at [www.nestestateagents.co.uk](http://www.nestestateagents.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 and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

**Sheridan Close, Enderby, Leicester LE19 4QW**

**Price Guide £270,000**

# The Story Begins

- Beautiful Semi Detached Home
- Fitted Kitchen
- Dining Room
- Bright Living Room
- Two Bedrooms
- Fitted Wardrobes In Bedroom One
- Shower Room
- Spacious And Enclosed Garden
- Off Road Parking And Detached Garage
- Freehold EPC Rating - C Council Tax Band - B  
- Price Range £270,000 - £280,000

## Location Is Everything

Enderby has everything to offer, making it an ideal location for both families and professionals. The village boasts a fantastic selection of local shops for everyday essentials, along with a leisure centre and a nine-hole golf course for those who enjoy staying active. When it comes to dining, Enderby offers a variety of options, from stylish restaurants to welcoming traditional pubs. Families are well served by excellent educational facilities, including Enderby Danemill Primary School and Brockington College for older children — all within easy reach. Commuters will appreciate the convenient transport links, including the Park and Ride service, access to major motorway networks, and proximity to the popular Fosse Park Shopping Centre. Combining the charm of village life with easy city access, Enderby truly offers the best of both worlds.



## Inside Story

A property that has a WOW factor - this delightful cul-de-sac in Enderby, and this exquisite semi-detached home offers a fantastic opportunity for anyone seeking a modern and comfortable home. Recently refurbished throughout, the property boasts a fresh, inviting interior that is sure to impress. The current owners have advised that it has had a full re-wire and new fuse board, there is a EICR available to view.

Upon entering, you are greeted by a well-appointed kitchen, accessible via a convenient side entrance. The kitchen is fitted with appliances and offers ample space for culinary creativity. Adjacent to the kitchen, the spacious dining area provides an ideal setting for family meals and entertaining guests. The double doors from the dining area lead into a bright and airy living room, which seamlessly connects to the garden, creating a perfect flow for indoor-outdoor living.

The bungalow features two well-proportioned bedrooms, with the master bedroom benefiting from fitted wardrobes, providing both style and practicality. A shared shower room serves the two bedrooms, ensuring convenience for residents and visitors alike.

Outside, the property boasts a generous and enclosed garden, offering a private retreat for relaxation and outdoor activities. Additionally, off-road parking is available alongside a detached garage, providing secure storage and further enhancing the property's appeal.

This delightful bungalow is not only a beautiful home but also a practical choice for those looking to enjoy a peaceful lifestyle in a well-connected area. With its modern finishes and thoughtful layout, this property is a must-see for anyone seeking a comfortable and stylish living space in Enderby. Price Range £270,000 - £280,000

