

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge Diner
42'7"16'4" x 39'4"22'11" (13'5 x 12'7")

Kitchen
11'9 x 5'9 (3.58m x 1.75m)

Downstairs WC

Bedroom One
12'7 x 10'4 (3.84m x 3.15m)

Bedroom Two
11'5 x 6'4 (3.48m x 1.93m)

Bathroom



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.

32 Packhorse Drive, Enderby, LE19 2RN

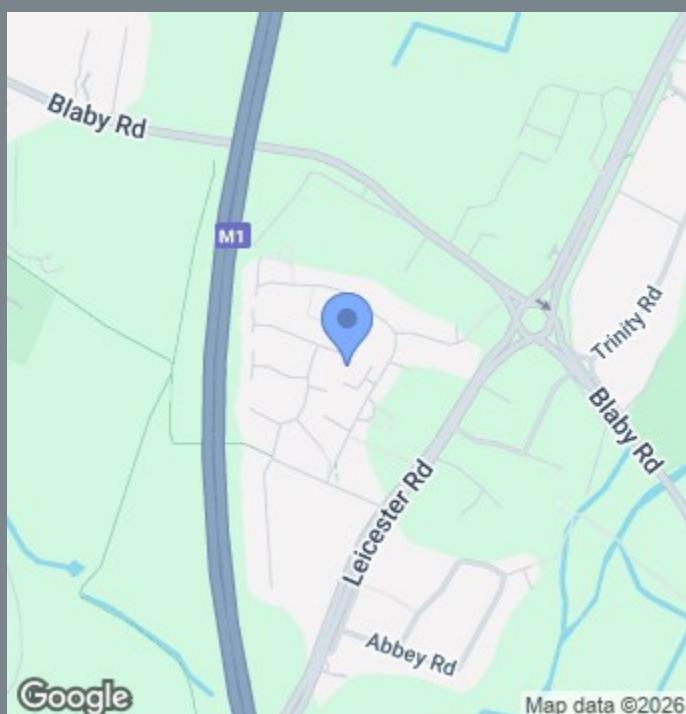
£220,000

OVERVIEW

- Two Bedroom Property
- Driveway For Two Cars
- Downstairs WC
- Private Enclosed Rear Garden
- Perfect First Time Buy
- Beautifully Presented Throughout
- Quiet Cul-de-sac
- EPC Rating - D
- Freehold Property
- Council Tax Band B

LOCATION LOCATION....

Enderby is a lovely, well-connected village offering the perfect balance of community charm and modern convenience. It's home to a great range of local shops, cosy pubs, and eateries, as well as nearby leisure and retail facilities at Fosse Park. There are excellent transport links to Leicester city centre and the M1/M69, along with good local schools and plenty of green spaces, making it a fantastic place for families and professionals alike.



THE INSIDE STORY

Welcome to this lovely modern home, perfectly situated in the popular village of Enderby. As you step inside, you're greeted by a welcoming entrance hall that leads to a convenient downstairs WC, fitted with a toilet and washbasin. The kitchen is bright and well-designed, offering ample worktop and storage space, along with a large window that fills the room with natural light, perfect for everyday cooking or entertaining guests.

The spacious lounge diner is the heart of the home, featuring a stylish media wall for your TV and plenty of room for both relaxing and dining. Patio doors open directly onto the rear garden, creating a wonderful flow between indoor and outdoor living.

Upstairs, you'll find two good-sized bedrooms, both beautifully presented and modern in style. The main bedroom includes fitted wardrobes, offering great storage without compromising on space. The family bathroom is fitted with a WC, sink, and a bath with shower over, finished to a lovely standard.

Outside, the rear garden offers a decking area leading to a lawn, ideal for enjoying a morning coffee or summer evenings with friends. It's neatly enclosed, offering a private and secure space. To the front, there's a driveway providing off-road parking for two cars. This wonderful home is ready to move straight into and would make a perfect first home or investment in a fantastic location close to local shops, schools, and transport links.

