

1a Lutterworth Road Blaby, Leicester, LE9 1RG

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ESTATE AGENTS

## Room Sizes

### Porch

### Living Area

12'08 x 16'08 max

### Dining/Family Area

9 x 10'09

### Dining Kitchen

15'07 x 9'11

### WC

3'09 x 5'07

### Lobby Area

### First Floor Landing

### Bedroom One

9'05 x 12'10

### Bedroom Two

7'03 x 18'11

### Bedroom Three

9'10 x 10'10

### Bedroom Four

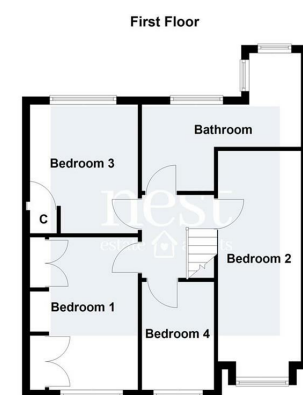
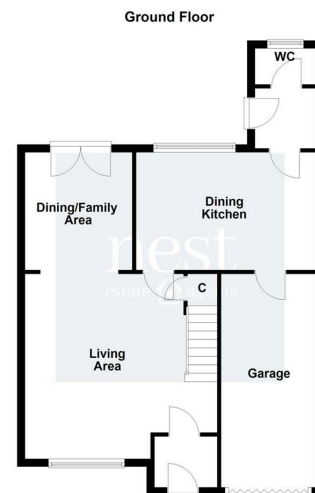
6'06 x 9'06

### Bathroom

14'09 max x 9'04 max

### Garage

7'11 x 17'11



**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 who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

**FREE PROPERTY VALUATION** 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 2772277 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 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.

Shelley Road, Enderby, Leicester LE19 4QX

Offers In Excess Of £290,000

# The Story Begins

- Semi Detached Family Home
- Extended To The Side & Rear
- Porch, Living & Family Area
- Dining Kitchen, Lobby & WC
- Extended Family Bathroom
- Four Bedrooms
- Driveway & Garage
- Enclosed Rear Garden
- Freehold
- Energy Rating C & Council Tax Band C

# Location Is Everything

Enderby has everything to offer, making it an ideal location. 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

This much-loved semi-detached family home is pleasantly positioned within a popular and quiet cul-de-sac location in the sought-after village of Enderby.

With generous accommodation spread over two floors, this home provides an excellent opportunity for a new owner to update and personalise it to create a superb long-term family home.

The property is entered via a porch which leads into the main living room, a comfortable and welcoming space for everyday living. This flows through to a separate dining area, which could equally be utilised as an additional family living space, playroom or snug. The kitchen offers ample room for dining and is fitted with wooden wall and base units with work surfaces, sink and drainer, cooker point, and space for appliances. A door leads through to a rear lobby area, providing access to a convenient downstairs WC. To the first floor, the landing gives access to four bedrooms, comprising three generous double bedrooms and a further single room, making the layout ideal for growing families or those requiring home office space. The family bathroom has been extended and incorporates a separate shower cubicle alongside the bath, with scope to reconfigure part of the space to create an en-suite if desired, subject to the relevant works. Externally, the property benefits from a driveway providing off-road parking for several cars, leading to a garage fitted with a roller door. The rear garden enjoys a combination of patio and lawn, offering a pleasant outdoor space, along with a pond and several storage sheds for additional storage. Overall, this home offers excellent space, flexibility and potential, allowing a buyer to enhance and modernise to their own taste and create a wonderful family home in a desirable location.

