

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge

13'3" x 12'9" (4.04m x 3.89m)

Family Living Kitchen

20'4 x 16'2 max (6.20m x 4.93m max)

Home Office/Bedroom Four

14'11 x 6'08 (4.55m x 2.03m)

Downstairs Shower Room

5'06 x 6'08 (1.68m x 2.03m)

Landing

Bedroom One

13'4 x 10'4 (4.06m x 3.15m)

En suite

5'8 x 4'9 (1.73m x 1.45m)

Bedroom Two

13'3 x 9'10 (4.04m x 3.00m)

Bedroom Three

7'8 x 6'10 (2.34m x 2.08m)

Family Bathroom

6'1 x 5'8 (1.85m x 1.73m)



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.

6 Aquitaine Close, Enderby, Leicester, LE19 4SN

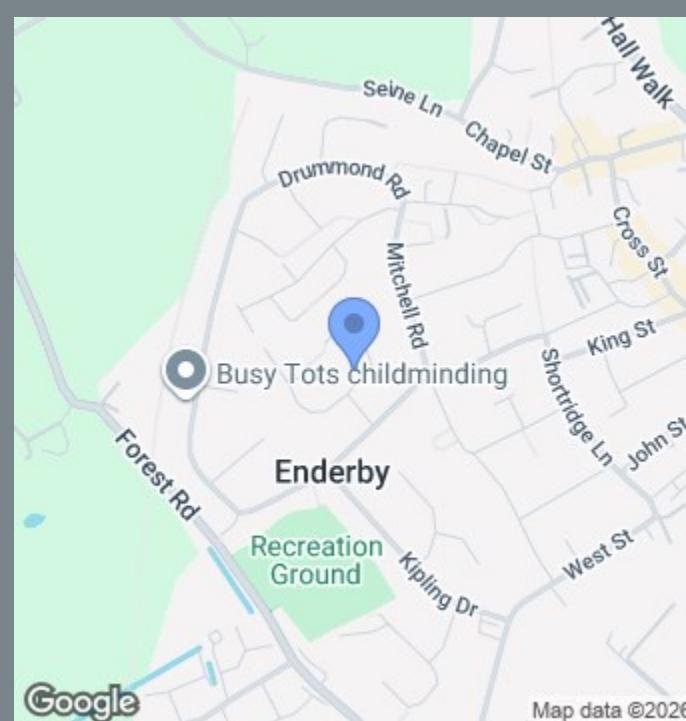
£350,000

OVERVIEW

- Stunning, Extended, Detached Family Home
- Fabulous Location & Viewing A Must
- Beautiful Lounge
- Family Living Kitchen
- Office/Sitting Room/Bedroom Four
- Downstairs Shower Room
- Three Good Sized Bedrooms
- En Suite & Family Bathroom
- Driveway & Landscaped Garden
- EER - D, Freehold, Tax - D

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

This modern, extended detached family home, set in a fabulous location, offers beautifully presented & highly versatile accommodation, ideal for growing families or those seeking flexible living space for work, guests or multi-generational living. A welcoming hallway leads through to the main living areas. The lounge is a bright & inviting space, featuring a bay window to the front & a charming feature fireplace, creating the perfect setting for relaxing evenings. To the rear, the impressive family living kitchen forms the heart of the home. Designed with a sleek, contemporary finish, it is fitted with stylish handleless wall & base cupboards creating a minimalist aesthetic. A matching moveable island with breakfast bar provides an ideal spot for informal dining, entertaining or everyday family life. Integrated appliances include a fridge freezer, eye level double oven & washing machine, while the spacious dining area enjoys French doors opening directly onto the garden, seamlessly blending indoor & outdoor living. A standout feature of the property is the additional reception room, offering excellent flexibility as a home office, fourth bedroom or second sitting room. With its own private entrance & an en-suite shower room, this space is perfect for working from home, accommodating guests or creating a self-contained area for older children or relatives. Upstairs, the property offers three good-sized bedrooms, all tastefully finished. The primary bedroom benefits from an en-suite shower room, while the modern family bathroom serves the remaining bedrooms. Externally, the home enjoys a driveway to the front providing off-road parking. To the rear is a beautifully enclosed landscaped garden, featuring a patio area ideal for outdoor dining, a lawn & attractive flowered borders, creating a peaceful space to relax or entertain.

