

## FLOOR PLAN

### DIMENSIONS

#### Entrance Hallway

#### Lounge

15'11 x 12'6 (4.85m x 3.81m)

#### Dining Kitchen

11' x 7'9 (3.35m x 2.36m)

#### Bedroom Three/Dining Room

15'11 x 7'1 (4.85m x 2.16m)

#### Utility

4'7 x 6'3 (1.40m x 1.91m)

#### Bedroom One

13'1 x 13' (3.99m x 3.96m)

#### Bedroom Two

12'2 x 13' (3.71m x 3.96m)

#### Shower Room

5'9 x 7'10 (1.75m x 2.39m)



**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: 0116286 9700 • Email: sales@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/  
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Call us on 0116 2811 300 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 & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

236 Blaby Road, Enderby, LE19 2AR

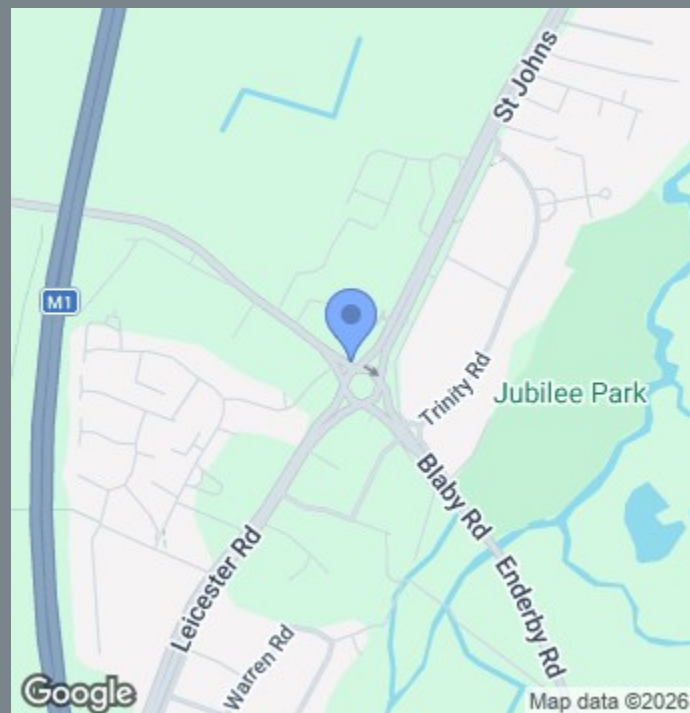
Offers In Excess Of £400,000

## OVERVIEW

- Stunning Detached Bungalow
- No Onward Chain & Fabulous Location
- Refurbished To A High Spec
- Entrance Hall & Lounge
- Dining Kitchen & Utility
- Separate Dining Room Or Bedroom Three
- Two Double Bedrooms & Shower Room
- Extensive Well Established Gardens
- Driveway & Detached Garage
- EER - D, Freehold, Tax Band - D

## LOCATION LOCATION....

Blaby Road is situated within the popular village of Enderby, a well-established and sought-after location known for its strong community feel and excellent local amenities. The area offers a range of nearby shops, supermarkets, cafés and everyday services, with further retail and leisure facilities available at the nearby Fosse Park Retail Centre and Meridian Leisure Park. Families are particularly well catered for, with well-regarded local primary schools and Brockington College within easy reach. Residents also benefit from access to nearby parks, green spaces and countryside walks, providing ideal opportunities for outdoor recreation. Blaby Road is especially well positioned for commuters, offering convenient access to the M1 and M69 motorway networks, as well as the A563 ring road, along with regular public transport links into Leicester and surrounding areas. Combining village charm with excellent connectivity and amenities, Enderby remains a highly desirable place to live.



## THE INSIDE STORY

Occupying a fabulous plot and offered to the market with no onward chain, this fully refurbished detached bungalow presents a rare opportunity to acquire a beautifully finished home, ready to move straight into while still offering scope to make it your own. From the moment you step inside, the quality of the renovation is immediately apparent. The welcoming entrance hall features stunning solid oak parquet flooring, which flows seamlessly through into the lounge and bedrooms, creating a warm and cohesive feel throughout. The lounge is an elegant yet comfortable space, enhanced by a charming bay window to the front that fills the room with natural light. A bespoke media wall provides a stylish focal point, making this the perfect place to relax or entertain. At the heart of the home lies the impressive dining kitchen, fitted with shaker-style cabinetry complemented by beautifully paired work surfaces. With ample space for a table and chairs, this room is ideal for both everyday living and hosting family and friends. A separate utility room adds further practicality, keeping the main kitchen space clutter-free. The property offers two well-proportioned double bedrooms, with both bedroom benefiting from dual aspect windows, including a bay in the primary, creating a bright and airy retreat. Bedroom three offers excellent versatility and could easily be used as a dining room, hobby room, home office, or guest space, further enhanced by its own private entrance—ideal for those seeking flexible living arrangements. The shower room has been finished to a high standard, featuring a contemporary walk-in shower and elegant porcelain tiling, creating a sleek and luxurious space. Externally, the property continues to impress. A driveway provides ample off-road parking and leads to a detached garage. The wrap-around garden is well established and offering a wonderful sense of privacy, with plenty of space to relax, entertain, or further landscape to suit your own vision.

