22a Cross Street, Enderby LE19 4NJ
Telephone: 0116 286 9700 • Email: sales@nestegg-properties.co.uk
www.nestegg-properties.co.uk

NESTEGG PROPERTIES

FLOOR PLAN

DIMENSIONS

Hallway

Living Room
11'8 x 11'7 (3.56m x 3.53m)

Dining Room
11'8 x 9'2 (3.56m x 2.79m)

Kitchen

utility

Garden Room
15'7 x 8 (4.75m x 2.44m)

Downstairs Cloakroom
6'6 x 2'6 (1.98m x 0.76m)

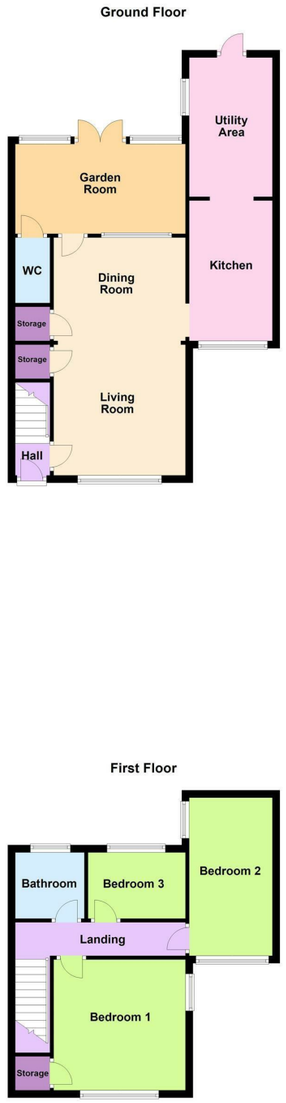
Landing

Bedroom One
11'9 x 11'9 (3.58m x 3.58m)

Bedroom Two
14 x 7'6 (4.27m x 2.29m)

Bedroom Three
8'8 x 6 (2.64m x 1.83m)

Family Bathrom
6'7 x 6 (2.01m x 1.83m)





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/
FREE PROPERTY VALUATIONS 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 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.

19 Federation Street, Enderby, LE19 4NP

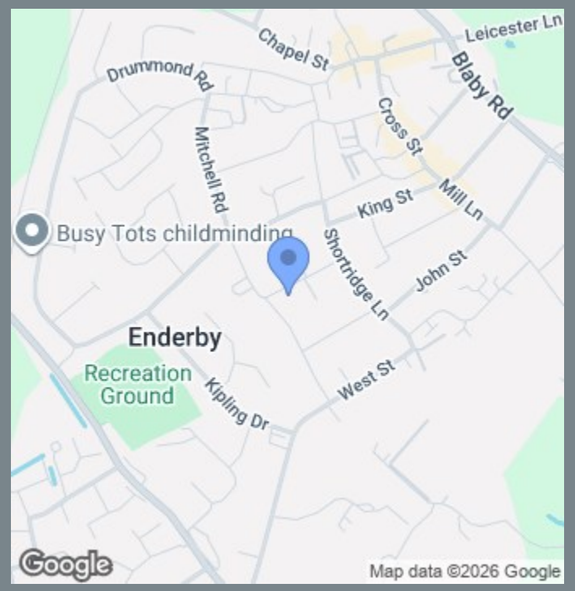
Offers Over £300,000

OVERVIEW

- Stunning & Spacious Family Home
- Great Village Location
- Lounge Diner & Garden Room
- Beautiful Fitted Kitchen
- Downstairs Cloakroom & Utility
- Three Good Sized Bedrooms
- Beautiful Family Bathroom
- Block Paved Driveway
- Fabulous Landscaped Garden
- EER - E, Freehold, Tax Band - C

LOCATION LOCATION....

Federation Street enjoys a wonderfully convenient position close to the heart of Enderby village, making it a fantastic choice for families, commuters & anyone who loves having plenty on the doorstep. The village has a great community feel, with local shops including the Co-op, Morrisons Daily & independent convenience stores, together with cafés, takeaways, pubs, a library & useful everyday services, while Fosse Park is just a short drive away for an extensive choice of shopping, restaurants & leisure. Families are particularly well catered for, with Enderby Danemill Primary School around 0.3 miles away, The Pastures Primary School also nearby & Brockington College within easy reach. There is plenty to enjoy in your downtime too, with local recreation grounds, countryside footpaths & Enderby Leisure Centre, offering a swimming pool, gym, soft play, golf & a range of fitness facilities. Enderby has a friendly village atmosphere with sports clubs, community activities & green spaces all adding to its appeal. For commuters, Narborough railway station is approximately 1.1 miles away with services towards Leicester, Hinckley, Nuneaton & Birmingham, while regular buses connect Enderby with Leicester & Fosse Park. Excellent access to the M1, M69, A563 & Enderby Park & Ride makes travelling further afield equally straightforward. With village amenities, excellent schooling, leisure facilities & superb transport links all close at hand, Federation Street offers a lovely setting for everyday family life.











THE INSIDE STORY

Lovingly updated by the current owners, this beautiful detached family home effortlessly blends contemporary styling with touches of character, offering spacious & versatile accommodation alongside a truly impressive garden. The welcoming hallway immediately sets the tone, with a striking black & white chequerboard tiled floor adding a lovely touch of period-style character to the entrance. From here, the living room provides a warm & inviting space, with a beautiful bay window allowing natural light to pour in. An opening leads into the dining area, where an exposed brick feature fireplace creates a charming focal point & provides the perfect setting for family meals, entertaining friends or relaxed evenings together. A door leads into the garden room, creating a wonderful additional reception space overlooking the garden. Ideal as a second sitting room, playroom, home office or peaceful reading retreat, it adds fantastic flexibility to the ground floor. The beautiful kitchen is fitted with modern grey shaker-style cabinetry complemented by wood-effect worktops, creating a stylish yet practical space for everyday cooking. A useful utility area keeps laundry & household essentials neatly tucked away, while a downstairs cloakroom completes the ground floor. Upstairs, the landing leads to three well-proportioned bedrooms, with bedrooms one & two both enjoying dual-aspect windows, filling the rooms with natural light. A modern family bathroom completes the first floor. Outside, a block-paved driveway provides ample off-road parking, while the extensive rear garden is a real showstopper. Beautifully established with various seating areas, a generous lawn & vegetable beds towards the top, it is perfect for relaxing, entertaining & family life. To the bottom lies further space with fantastic potential to create an additional vegetable plot—ideal for anyone dreaming of growing their own produce.







