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nest  
ESTATE AGENTS

## Room Sizes

### Porch

### Living/Dining Room

26'02 x 10'10

### Kitchen

6'05 x 11'05

### Bedroom One

14'01 x 11'10

### Bedroom Two

11'02 x 8'03

### Bedroom Three

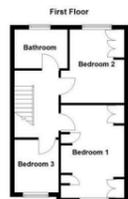
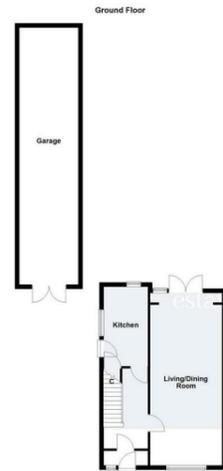
7'11 x 6'06

### Bathroom

8'02 x 5'11

### Garage

39'10 x 8'11



**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.

Leicester Road, Enderby, Leicester LE19 2BF

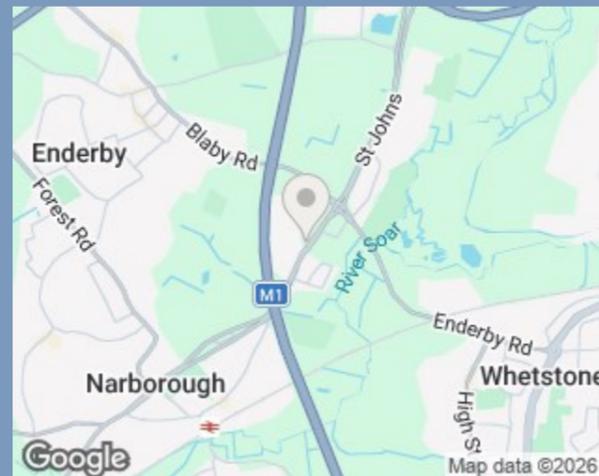
£299,950

# The Story Begins

- Delightful Semi-Detached Home
- Non Estate Position
- Hallway & Open Living/Dining Room
- Modern Fitted Kitchen
- First Floor Landing & Bathroom
- Three Bedrooms
- Generous Rear Garden
- Off Road Parking & Carport
- Storage Garage & Outbuilding
- Freehold, EPC- D Council Tax Band-B

# Location Is Everything

Enderby village has a vibrant community that offers a unique blend of countryside tranquillity and urban convenience, making it an ideal location for potential homeowners. Enderby provides excellent connectivity via major road networks, including the M1 and M69, easing commutes and travel. The village boasts a variety of local amenities, such as quaint shops, reputable schools, and cosy pubs, ensuring that daily necessities are always within reach. For leisure and recreation, residents can enjoy picturesque walks in the surrounding countryside, or visit the Meridian Leisure Park, home to a cinema, restaurants, and a fitness centre. Enderby's friendly atmosphere and rich history, combined with modern conveniences, create a welcoming neighbourhood that caters to diverse lifestyles, ensuring a perfect balance for families and individuals alike.



# Inside Story

Occupying a sought-after non-estate position along Leicester Road, this charming traditional semi-detached home offers character and appeal and presents an excellent opportunity for growing families and first-time buyers alike.

To the front of the property, an entrance porch welcomes you into the main hallway, creating a practical space for coats and shoes. The open plan living/dining room is a particular highlight of the home, enjoying views to both the front and rear aspects. There is ample space for comfortable seating as well as a family dining table, making it perfect for both everyday living and entertaining.

The kitchen is fitted with a range of base and wall units, complemented by two integrated ovens, an induction hob with extractor fan over, and plumbing for a washing machine. Under-unit lighting enhances both the practicality and ambience of the space. A useful understairs storage cupboard adds further convenience.

Upstairs, the property offers three bedrooms, with bedrooms one and two benefiting from built-in storage. The family bathroom is well-appointed, featuring a separate bath and shower, along with a WC and wash hand basin.

Externally, the enclosed rear garden is beautifully maintained and thoughtfully arranged, with artificial lawn to the lower section and a further area of natural grass beyond. A generously sized garage provides excellent storage or parking options, and there is an additional outbuilding further up the garden as well as a greenhouse, ideal for those who are keen gardeners.

To the front of the property, there is off-road parking, completing this home on Leicester Road.

Early viewing is highly recommended to fully appreciate the space and potential on offer.

