

## Room Sizes

### Kitchen

10'05 x 5'10

### Living Room

13'4 x 12'11

### WC

### Bedroom One

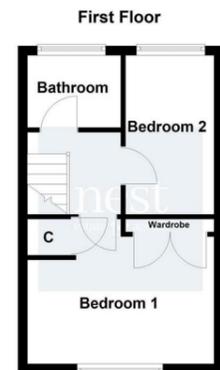
12'05 x 10'03

### Bedroom Two

11'04 x 6'03

### Bathroom

6'04 x 5'06



**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

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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 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.

Packhorse Drive, Enderby, Leicester LE19 2RN

Offers Over £175,000

# The Story Begins

- Terrace House
- Entrance Hallway
- Fitted Kitchen
- Living Room
- Downstairs WC
- Two Bedrooms
- Shared Bathroom
- Enclosed Garden
- Off Road Parking
- Freehold EPC Rating - C Council Tax Band - B

# Location Is Everything

Enderby has everything to offer as a thriving village which is located south west of the city. Enderby offers an excellent range of amenities local shops which cater for day to day living, a leisure centre and a nine hole golf course, fashionable restaurants, pubs, Enderby Dane mill Primary School, Brockington College for the older children and all within easy access to the city centre with the Park and ride, motorway networks and Fosse Park Shopping Centre.



# Inside Story

On Packhorse Drive, Enderby, this two-bedroom terrace house presents an excellent opportunity. The property boasts a well-designed layout that maximises space and functionality. The welcoming open living room is perfect for relaxation and entertaining. The living area features doors that lead directly into the enclosed garden, providing a seamless transition between indoor and outdoor living. The fitted kitchen is conveniently located, making meal preparation a pleasure. On the ground floor, you will also find a handy WC, adding to the practicality of the home.

Ascending to the first floor, you will discover two inviting bedrooms. The master bedroom is particularly noteworthy, as it comes equipped with fitted wardrobes, offering ample storage space. The shared bathroom is well-appointed, catering to the needs of the household.

Outside, the garden is a true gem, providing a private space for outdoor activities or simply enjoying the fresh air. Additionally, the property benefits from off-road parking directly in front, ensuring convenience for residents and visitors alike.

This terraced house is not only a lovely home but also a fantastic investment in a desirable location. With its blend of comfort, practicality, and outdoor space, it is sure to appeal to a wide range of potential buyers or renters. Do not miss the chance to make this charming property your own.



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