

1a Lutterworth Road, Blaby, Leicester, LE8 4DW
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www.nestestateagents.co.uk

FLOOR PLAN

DIMENSIONS



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, LE8 4DW
Telephone: 0116 2771777 • Email: lettings@duckletts.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.
Measurements are for guidance only and potential buyers are advised to recheck measurements.
Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and have no guarantee as to their operability or efficiency can be given.

3 Alexander Avenue, Enderby, Leicester, LE19 4NA
£1,400 Per month

OVERVIEW

- Semi Detached Property
- Three Bedrooms
- Kitchen Diner
- Lounge
- Summer Room
- Family Bathroom
- Rear Garden
- Off Road Parking
- Garage
- EPC RATING (E) Council Tax Band (B)



THE INSIDE STORY

Nestled in the charming area of Enderby, Leicester, this delightful three-bedroom extended semi-detached house on Alexander Avenue offers a perfect blend of comfort and convenience. The property boasts a spacious kitchen diner, ideal for family meals and entertaining guests, creating a warm and inviting atmosphere.

The well-maintained garden features a lovely lawn area, providing an excellent space for outdoor activities or simply enjoying the fresh air. Additionally, the property includes a garage, ensuring ample storage for your belongings, as well as off-road parking, which is a valuable asset in this sought-after location.

With three generously sized bedrooms, this home is perfect for families or those looking for extra space. The extension enhances the living area, allowing for a more flexible layout to suit your lifestyle.

Situated in a friendly neighbourhood, this property is conveniently located near local amenities, schools, and transport links, making it an ideal choice for those seeking a vibrant community. This charming home on Alexander Avenue is not just a place to live; it is a place to create lasting memories. Don't miss the opportunity to make it your own.

*EPC Rating (E)
Council Tax Band (B)*

LOCATION LOCATION....

Village living but close to fabulous amenities on your doorstep. 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 Danemill 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.