

## FLOOR PLAN

### DIMENSIONS

#### Porch

2'05 x 7'06 (0.74m x 2.29m)

#### Entrance Hall

13'05 x 7'06 (4.09m x 2.29m)

#### Lounge Area

13'04 x 10'11 (4.06m x 3.33m)

#### Dining Area

12'09 x 10'11 (3.89m x 3.33m)

#### Utility

5'05 x 7'06 (1.65m x 2.29m)

#### Kitchen

7'08 x 12'06 (2.34m x 3.81m)

#### Downstairs Cloakroom

2'05 x 4'08 (0.74m x 1.42m)

#### Landing

#### Bedroom One

11'11 x 10'06 (3.63m x 3.20m)

#### Bedroom Two

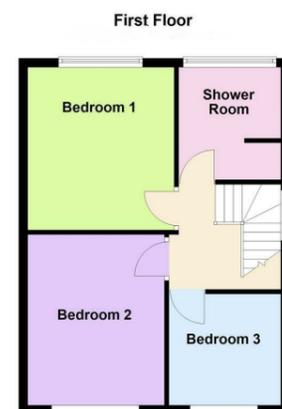
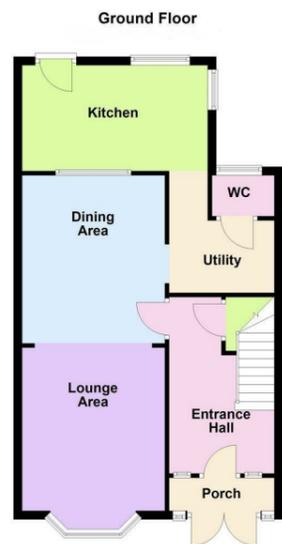
12'01 x 10'01 (3.68m x 3.07m)

#### Bedroom Three

8'03 x 8'05 (2.51m x 2.57m)

#### Shower Room

8' x 7'04 (2.44m x 2.24m)



**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/](http://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.

158 Leicester Road, Enderby, LE19 2BE

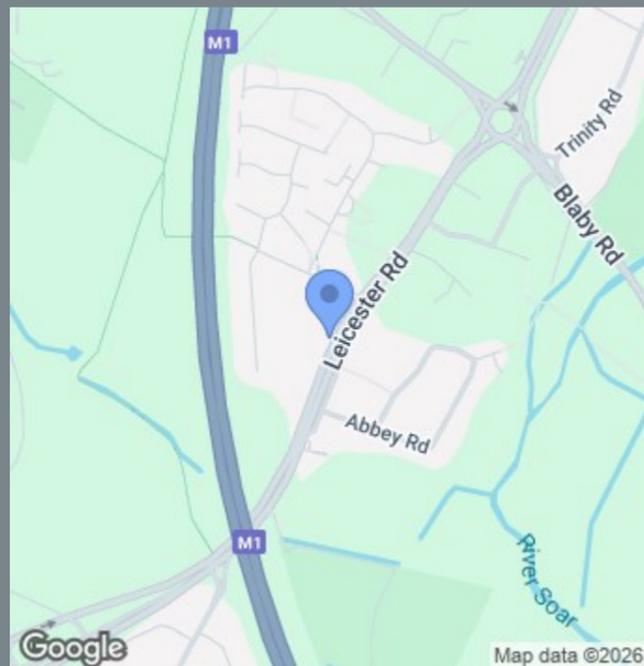
Asking Price £280,000

## OVERVIEW

- Extended Family Home
- Popular Location & No Chain
- Porch & Entrance Hall
- Lounge Diner & Kitchen
- Utility & Downstairs Cloakroom
- Three Bedrooms & Shower Room
- Driveway & Garage
- Extensive Garden
- Viewing Essential
- EER - D, Freehold, Tax Band - C

## LOCATION LOCATION....

Leicester Road in Enderby is a well-connected and popular residential area offering a blend of village charm and excellent local amenities. Families are well served by several highly regarded schools, including Enderby Danemill Primary School and Brockington College, both within easy reach. The area also benefits from a range of local parks and green spaces such as Enderby Leisure and Golf Centre, providing plenty of opportunities for outdoor activities and relaxation. A good mix of shops, supermarkets, and local services can be found along the village high street and at Fosse Park, one of the region's largest retail destinations, only a short drive away. Transport links are excellent, with regular bus routes connecting Enderby to Leicester city centre, while the nearby M1 and M69 motorways provide fast access to Birmingham, Coventry, and beyond.



## THE INSIDE STORY

*This delightful extended family home is set on a very popular road and offers a wonderful balance of charm, space & practicality—perfect for modern family living. A welcoming porch opens into the entrance hall, leading to the inviting lounge diner. To the front, the cosy lounge features a lovely bay window that fills the room with natural light, creating the ideal spot to relax or gather with family. The dining area exudes warmth with its beautiful wood flooring & rustic log burner, providing a charming space for family meals or entertaining friends. The flooring continues through to the lounge area, currently covered with a carpet for added comfort. The kitchen offers a homely, traditional feel with wooden cabinetry & a stable door that opens directly to the garden—perfect for enjoying a morning coffee or keeping an eye on children playing outside. A useful utility room and a convenient downstairs cloakroom add to the home's functionality. Upstairs, the landing leads to three well-proportioned bedrooms, with bedrooms one & two benefitting from fitted wardrobes, offering plenty of storage. The shower room is well-appointed with a WC, wash hand basin & shower cubicle. Outside, this home truly shines, with a spacious driveway providing ample parking for several vehicles & a detached garage offering further storage or workshop potential. The extensive, mature rear garden is a real retreat, featuring two patio areas ideal for alfresco dining, a lush lawn, a potential vegetable plot at the top & even a handy log store. Offered for sale with no onward chain, this lovely property presents an exciting opportunity to create a dream family home in one of the area's most sought-after locations.*

