

1a Lutterworth Road Blaby, Leicester, LE9 1RG  
Telephone 0116 2772277 Email [sara@nestestateagents.co.uk](mailto:sara@nestestateagents.co.uk)  
[www.nestestateagents.co.uk](http://www.nestestateagents.co.uk)

nest  
ESTATE AGENTS

## Room Sizes

### Living Room

12 x 11

### Breakfast Kitchen

14'8 x 8'4

### Conservatory

6 x 5

### First Floor Landing

6'5 x 6'2

### Bedroom One

12 x 11

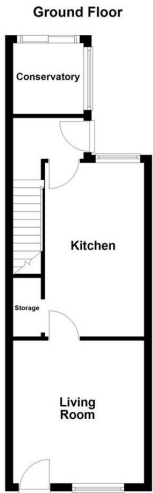
### Bedroom Two

11'8 max x 12 max

### Shower Room

6'5 x 5'4

### Garage



John Street, Enderby LE19 4LE

£179,950

**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](mailto:sara@nestestateagents.co.uk) who will be pleased to arrange an appointment to view. Or visit our website at [www.nestestateagents.co.uk](http://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.



# The Story Begins

- Traditional Terrace Home
- Parking & Garage To The Rear
- No Upward Chain
- Living Room, Dining Kitchen & Conservatory
- First Floor Landing & Separate Shower Room
- Two Double Bedrooms
- Rear Garden With Outside WC
- Energy Rating D
- Council Tax Band A
- Freehold

# 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

Situated within the popular and convenient area of Enderby stands this traditional terrace home. This great home was built as one of three and has been owned by the same family from new, with both parking a garage this is a rare find in this location. Offered for sale without an upward chain this lovely home must be viewed to truly appreciate.

As you step inside, you are greeted by a lovely living room with a feature fireplace. The breakfast kitchen has both wall and base units with work surface, sink drainer and space for appliances. Overlooking the well-maintained garden the conservatory provides a tranquil spot to enjoy your morning coffee or unwind with a good book.

Venturing upstairs, you'll find a first-floor landing leading to a separate shower room with corner cubicle, pedestal wash hand basin and low level WC. There are two generously sized double bedrooms ensuring space for comfort and privacy.

The rear garden is a hidden gem, complete with an outside WC, patio area and shed. There is a picket fence and gate leading to the lawn, greenhouse and courtesy door to the rear of the garage. To the right hand side of the garden there is access leading down to the side of the garage where you can access the parking.

Additionally, the potential for improvement allows you to tailor this house to your preferences and truly make it your own.

