22a Cross Street, Enderby LE19 4NJ
Telephone: 0116 286 9700 • Email: sales@nestegg-properties.co.uk
www.nestegg-properties.co.uk

NESTEGG PROPERTIES

FLOOR PLAN

DIMENSIONS

Entrance Hall
13'6 x 8'71 (4.11m x 2.44m)

Lounge Diner
25'15 x 10'96 (7.62m x 3.05m)

Kitchen
12'36 x 8'18 (3.66m x 2.44m)

Bedroom One
13'19 x 10'94 (3.96m x 3.05m)

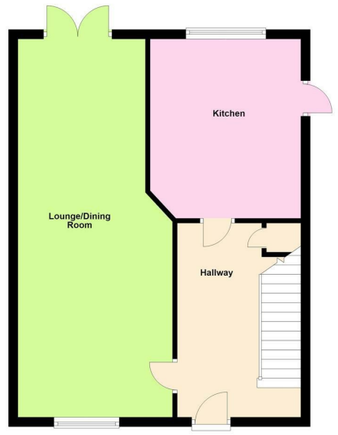
Bedroom Two
1106 x 10'55 (337.11m x 3.05m)

Bedroom Three
8'08 x 7'07 (2.64m x 2.31m)

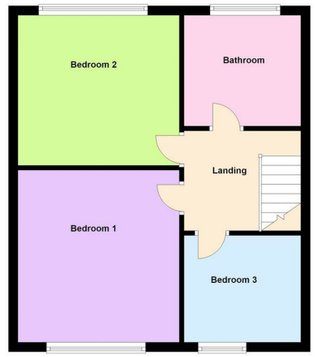
Family Bathroom
7'87 x 5'91 (2.13m x 1.52m)

Garage

Ground Floor



First Floor





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/
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.

25 Cumberwell Drive, Enderby, LE19 2LB

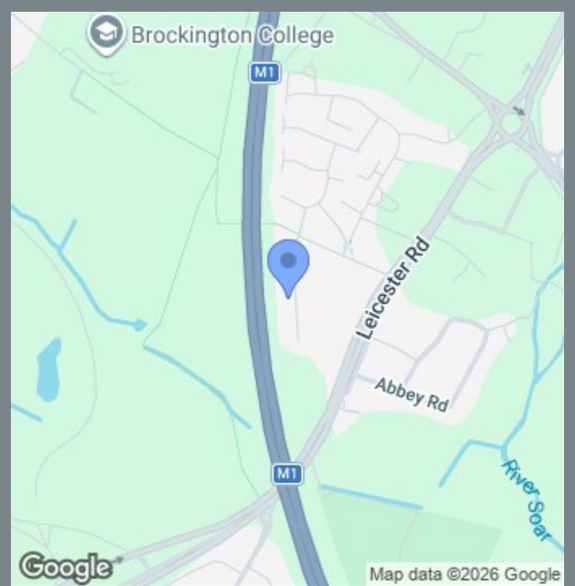
Offers In Excess Of £270,000

OVERVIEW

- Detached Family Home - Cul De Sac Location
- Lounge Diner
- Fitted Kitchen
- Three Good Size Bedrooms
- Family Bathroom
- Driveway and Garage
- NO CHAIN
- Enclosed Rear Garden
- Freehold, Council Tax Band C, EER Rating C
- Must Be Viewed

LOCATION LOCATION....

Enderby is a small village to the South West of Leicester. The local schools are Danemill Primary school and Brockington College. It is within easy reach of Fosse Shopping Park, Grove Park and the M1/M69 motorway network. The village centre has a newsagents, petrol station, florists, beauty salon, delicatessen, library, cafe, bookmakers, and hand car wash. There is a leisure centre with swimming pool, gym, squash courts and sports hall for badminton and 5-a-side football. There is also a nine-hole pay-and-play golf course. The head office of clothing retailer Next is located in Enderby.











THE INSIDE STORY

Nestled in the charming area of Enderby, Leicester, this delightful detached house on Cumberwell Drive offers a perfect blend of comfort and style. Being sold with no upward chain, this property is ideal for families or those seeking extra space.
The interior boasts a welcoming atmosphere, with ample natural light flowing through the living areas, creating a warm and inviting environment. The layout is thoughtfully designed, ensuring that each room serves its purpose while maintaining a sense of openness. There is a lounge diner, with a separate fitted kitchen and a door taking you to the outside space.
One of the standout features of this home is the mature rear garden, which provides a serene escape from the hustle and bustle of daily life. The garden is mainly laid to lawn with a patio area, offering a perfect space for outdoor activities, gardening, or simply enjoying the outside.
Additionally, the patio area is an excellent spot for al fresco dining or entertaining guests during the warmer months.
There is also a shed useful for storage of outside gardening tools.
To the front is a driveway providing off road parking and a garage.
Located in a peaceful neighbourhood, this property benefits from convenient access to local amenities, schools, and transport links, making it an ideal choice for those who value both tranquillity and accessibility.
In summary, this detached house on Cumberwell Drive presents a wonderful opportunity for anyone looking to settle in a lovely part of Leicester. With its spacious bedrooms, inviting living spaces, and a delightful garden, it is a property that truly feels like home.







