

## Room Sizes

**Entrance Porch**

**Hallway**

**Living Room**

19 x 11

**Dining Room**

11'5 x 7'8

**Fitted Kitchen**

9'7 x 7'9

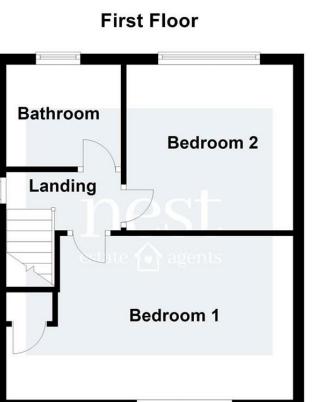
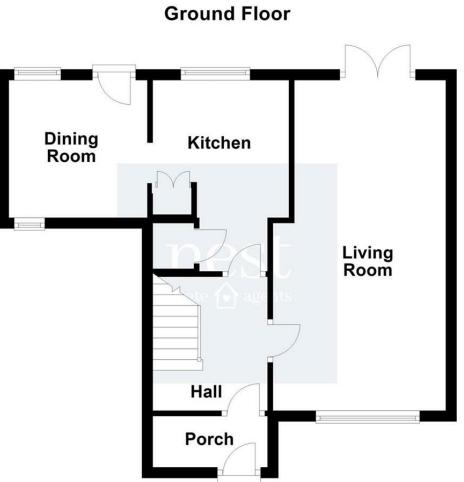
**Bedroom One**

12'8 x 9

**Bedroom Two**

10'10 9'10

**Bathroom**



**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.



Queens Drive, Enderby, Leicester LE19 2LL

**£235,000**

# The Story Begins

- Extended End Town House
- Immaculately Presented
- Potential For Further Development - Subject To Planning
- Entrance Porch & Hallway
- Living Room With French Doors To Garden
- Fitted Kitchen & Dining Room
- First Floor Landing & Bathroom
- Two Double Bedrooms
- Generous Rear Garden
- Energy Rating D, Freehold & Council Tax Band B

## Location Is Everything

Enderby has everything to offer, making it an ideal location for both families and professionals. The village boasts a fantastic selection of local shops for everyday essentials, along with a leisure centre and a nine-hole golf course for those who enjoy staying active. When it comes to dining, Enderby offers a variety of options, from stylish restaurants to welcoming traditional pubs. Families are well served by excellent educational facilities, including Enderby Danemill Primary School and Brockington College for older children — all within easy reach. Commuters will appreciate the convenient transport links, including the Park and Ride service, access to major motorway networks, and proximity to the popular Fosse Park Shopping Centre. Combining the charm of village life with easy city access, Enderby truly offers the best of both worlds.



## Inside Story

Tucked away in a desirable corner position and overlooking a lovely green area, this fabulous end town house offers an ideal opportunity for first-time buyers. Presented for sale in immaculate condition and occupying a generous plot, nest highly recommends an internal viewing to fully appreciate everything this beautiful home has to offer.

Upon entry, a useful porch leads into the welcoming hallway, where a staircase rises to the first floor and a doorway opens into the lounge. Bright and airy, the lounge benefits from dual-aspect windows, tasteful décor, and French doors that open onto a decked area in the rear garden—perfect for relaxing or entertaining.

The modern kitchen has been fitted with shaker-style wall and base units, complemented by contrasting butcher-block work surfaces, stylish brick-effect tiling, and a stainless steel sink with mixer tap and drainer. Integrated appliances include an oven, gas hob, and extractor fan. Adjacent to the kitchen is a lovely dining area, ideal for enjoying meals with family and friends.

Upstairs, you'll find two generously sized double bedrooms, with the main bedroom benefitting from a built-in storage cupboard. The family bathroom features a contemporary suite comprising a vanity unit with low-level WC and wash hand basin, a bath with overhead shower and glass screen, and modern tiling for a sleek finish.

Externally, this home truly shines. The stunning and expansive rear garden is mainly laid to lawn with a charming area for outdoor dining during warmer months, and a handy storage shed. To the front, a decorative gravelled garden with mature hedging and gated access adds to the home's kerb appeal.

In summary, this beautifully maintained end town house combines style, space, and a great location — making it a must-see property. Early viewing is strongly recommended.

