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

Dining Room
12'8 x 9'11 (3.86m x 3.02m)

Lounge Diner
19'7 x 18'7 (5.97m x 5.66m)

Kitchen
16'7 max x 7'8 (5.05m max x 2.34m)

Utility Room
9'3 x 5'8 (2.82m x 1.73m)

Ground Floor Shower Room
7'4 x 4'4 (2.24m x 1.32m)

Bedroom One
15'6 x 9'5 (4.72m x 2.87m)

Bedroom Two Max
12'4 x 8'10 (3.76m x 2.69m)

En Suite

Bedroom Three
10'9 x 9'11 (3.28m x 3.02m)

Bedroom Four
10'3 x 9'5 (3.12m x 2.87m)

Family Bathroom
6'10 x 5'8 (2.08m x 1.73m)

Garage
19'11 x 14'1 (6.07m x 4.29m)

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.

17A Mill Lane, Enderby, LE19 4NW

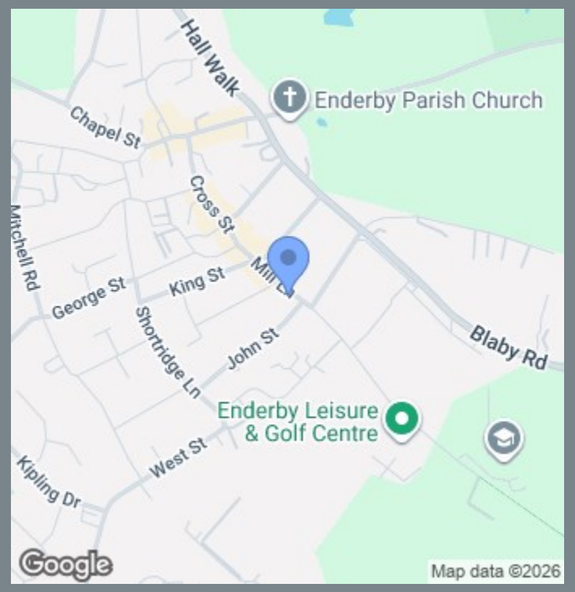
£375,000

OVERVIEW

- Detached Family Home
- Lovely Village Location
- Hallway & Lounge Diner
- Kitchen & Utility Boiler 6 months old.
- Dining Room/Bedroom Five & En Suite
- Four Bedrooms & Bathroom
- En Suite To Bedroom Two
- Driveway & Double Garage
- Solar panels owned battery storage 7 kilowatt, Private Garden
- EER C - , Freehold, Tax -D

LOCATION LOCATION....

Mill Lane enjoys a fantastic position within the popular village of Enderby, combining the charm & community feel of village life with an impressive range of amenities right on the doorstep. Everyday essentials are wonderfully convenient, with local convenience stores, a Co-op, newsagent, takeaways & independent businesses within the village, while Fosse Park is just a short drive away for a huge choice of shops, restaurants & leisure facilities. Families are particularly well catered for, with Enderby Danemill Primary School actually located on Mill Lane & Brockington College also close by. Outdoor space & leisure facilities are a real highlight of this location, with King George V Playing Fields on Mill Lane offering a large recreation ground, children's play area, outdoor gym, tennis & bowls, alongside Enderby Cricket Club — making this a lovely spot for anyone who enjoys having green space close to home. Enderby Leisure & Golf Centre is also situated on Mill Lane, with swimming, gym, sports facilities & golf adding even more to the lifestyle on offer. Enderby itself has a strong community spirit, with a library, local clubs, sports teams & village activities helping create a friendly atmosphere. For commuters, Narborough railway station is around a mile away, while excellent road links provide straightforward access to Leicester city centre, the A563, M1 & M69, with Enderby Park & Ride another handy option. With village amenities, schools, fantastic recreation facilities & excellent transport connections all close at hand, Mill Lane offers a wonderfully convenient setting for family life.



THE INSIDE STORY

Situated within a great village location, this impressive detached family home offers generous & wonderfully versatile accommodation, making it an ideal choice for larger or growing families looking for plenty of space both inside & out. The welcoming hallway leads into the fabulous L-shaped lounge diner, a wonderfully sociable room with plenty of space to create distinct areas for relaxing & dining. A log-burning stove provides a cosy focal point, while doors from the lounge open directly onto the garden. The dining area enjoys a lovely outlook over the garden, creating the perfect setting for family meals, entertaining friends or leisurely Sunday lunches. The kitchen provides a practical heart to the home, complemented by a separate utility room for laundry & additional storage. A further dining room offers fantastic flexibility & is currently utilised as a fifth bedroom, benefiting from its own en suite shower room. Whether retained as guest accommodation, used for multigenerational living, or returned to a formal dining room, home office or playroom, it can easily adapt as family needs change. Upstairs, the landing leads to four well-proportioned bedrooms. The primary bedroom benefits from fitted wardrobes, while bedroom two enjoys its own en suite shower room. Bedrooms one & four feature dual-aspect windows, allowing plenty of natural light to flood in. A family bathroom completes the first-floor accommodation. Outside, a driveway provides ample off-road parking & leads to the double garage, complete with power & lighting, making it equally useful for vehicles, storage, hobbies or a workshop. The lovely private landscaped garden provides a peaceful retreat from everyday life, with plenty of space for outdoor dining, entertaining, children's play or simply relaxing amongst the established surroundings.A fantastic village home offering exceptional flexibility, generous proportions & a beautiful private garden— early viewing is highly recommended.