

Room Sizes

Entrance Porch

Living/Dining Area

26'04 x 14'02 max

Kitchen

13'02 x 8'05

Bedroom One

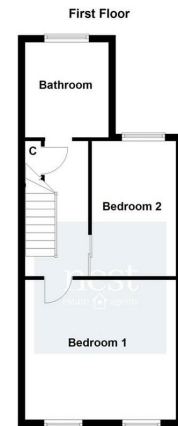
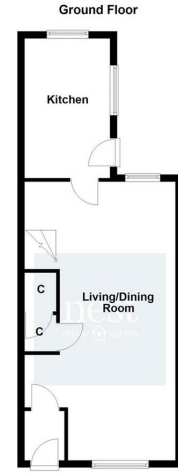
14'02 x 13'01

Bedroom Two

13'01 x 7'10

Bathroom

8'11 x 8'06



Enderby Road, Blaby, Leicester LE8 4GD

£189,950

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 who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

FREE PROPERTY VALUATION Looking to sell? Need a valuation?

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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

- Semi-Detached Home
- Entrance Porch
- Open Living/Dining Room
- Fitted Kitchen
- Understairs Storage
- Two Bedrooms
- Family Bathroom
- Enclosed Garden
- Freehold
- EPC - TBC Council Tax Band - B

Location Is Everything

This lovely home is set close to the village centre. Blaby boasts a host of amenities for everyone young and old. A village centre with a good selection of shops, Iceland and Aldi supermarket, a post office, two pharmacies and health centres, a hotel, a library, a dentist, two Primary Schools with a secondary school in the next village, several churches and Bouskell & Northfield Park . Blaby is well known for its easy access to the city centre and motorway networks. Stroll around Blaby and you will find a designated conservation area with a wealth of charm and character.



Inside Story

This delightful period semi-detached home, situated in the heart of Blaby on Enderby Road, is brimming with beautiful character and charm. Offering generous proportions and timeless appeal, it presents an excellent opportunity for those seeking a comfortable home with real potential.

Upon entering, you are welcomed into a spacious lounge diner, a versatile and inviting space ideal for both relaxing evenings and entertaining guests. The kitchen is fitted with white base units, a stainless steel sink and drainer, and offers space for appliances. A courtesy door provides direct access to the rear garden, adding practicality to the layout.

To the first floor, the property offers two spacious double bedrooms, both well-proportioned and filled with natural light. The bathroom is separate from the bedrooms and fitted with a white suite comprising a bath, wash hand basin and WC.

Externally, the rear garden is paved for ease of maintenance and features a useful storage outbuilding, providing additional practicality and space.

The property is offered with no upward chain, allowing for a smooth and straightforward purchasing process. Whilst some cosmetic updating may be desired, the home provides a fantastic canvas to personalise and enhance, allowing the next owner to blend modern touches with the property's existing character.

Located in the very heart of Blaby, you will enjoy a friendly community atmosphere with a range of local amenities, schools and transport links all within easy reach. Combining village charm with convenient access to Leicester city centre, this is a wonderful opportunity to create a truly special home.

Early viewing is highly recommended to appreciate the character and potential on offer.

