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**

**Kitchen**
7'7 x 12'9 (2.31m x 3.89m)

**Lounge Diner**
17'9 x 13'10 (5.41m x 4.22m)

**Utility Room**
4'7 x 7'9 (1.40m x 2.36m)

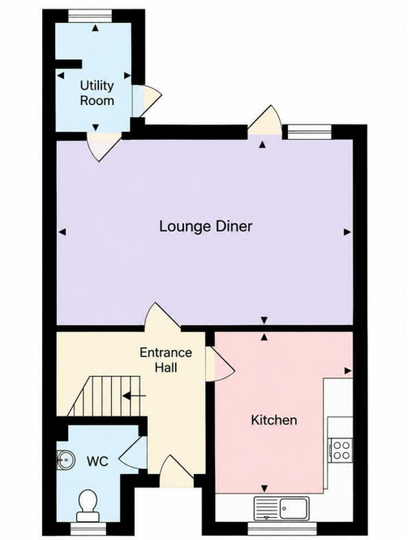
**Downstairs Cloakroom**

**Bedroom One**
8'11 x 13'10 (2.72m x 4.22m)

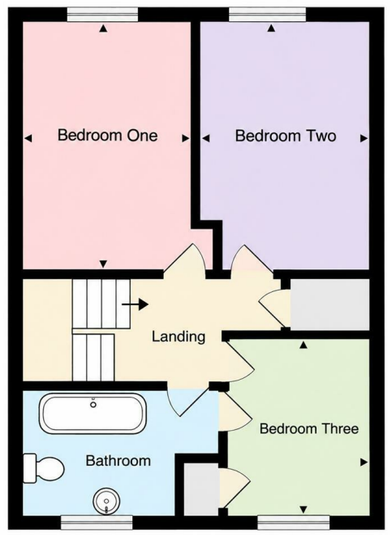
**Bedroom Two**
8'11 x 13'10 (2.72m x 4.22m)

**Bedroom Three**
7'6 x 9'5 (2.29m x 2.87m)

**Family Bathroom**




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.

66 Queens Drive, Enderby, Leicestershire, LE19 2LJ

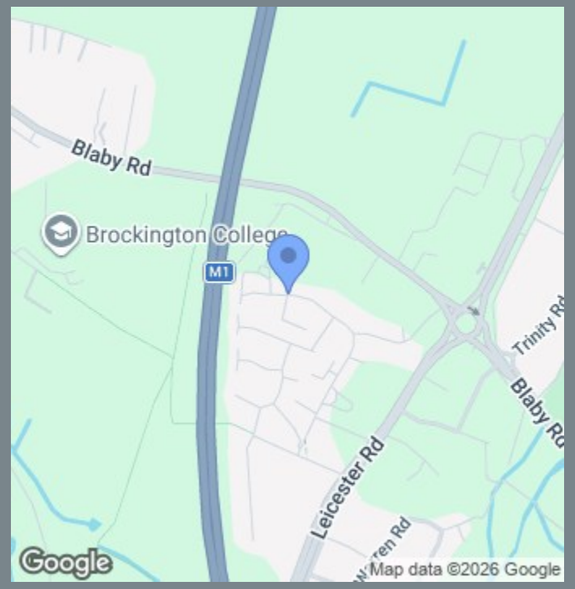
Offers Over £230,000

# OVERVIEW

- Completely Refurbished Stylish Family Home
- Modern Fitted Kitchen and Utility Room
- Lounge Diner
- Downstairs Cloakroom
- Three Double Bedrooms
- Stylish Family Bathroom
- Enclosed Rear Garden
- Freehold, Council Tax B, EPC C
- Great Village Location Close To Amenities
- Must Be Viewed

# LOCATION LOCATION....

Queens Drive is situated in the heart of Enderby, a well-connected and increasingly popular village in Leicestershire, known for its balance of suburban calm and urban accessibility. The area is predominantly residential, offering a mix of homes including mid-century builds, terraced housing, and some newer developments, making it attractive to families, first-time buyers, and investors alike. Enderby itself boasts a strong sense of community, with local shops, cafes, pubs, and essential amenities all within easy reach. Residents of Queens Drive benefit from close proximity to Fosse Park Shopping Centre, one of the region's largest retail hubs, as well as Grove Park and Meridian Leisure Park, which offer cinemas, restaurants, and gyms.












# THE INSIDE STORY

*Nestled on the charming Queens Drive in Enderby, this beautifully refurbished townhouse presents an exceptional opportunity for families seeking a modern and inviting home. With three well-proportioned bedrooms, this property is designed to accommodate the needs of contemporary living.*

*As you step inside into the entrance hall, doors lead to your downstairs living with stairs rising to the first floor. The stylish and modern kitchen is fitted with an array of wall and base units, integrated oven with gas hob and space for appliances. It is the perfect setting for culinary enthusiasts and family gatherings alike. The open-plan lounge diner, enhanced by a French door, creates a seamless flow between indoor and outdoor spaces, allowing natural light to flood the area and providing easy access to the enclosed rear garden. This outdoor space is ideal for children to play, hosting summer barbecues, or simply enjoying a quiet moment in the fresh air. Benefitting also from a utility and downstairs WC, essentials for any growing family.*

*To the first floor are three double bedrooms and a stylish refitted bathroom comprising of bath with shower over, low level WC and wash hand basin.*

*The thoughtful refurbishment throughout the property ensures that it meets the highest standards of comfort and style, making it a delightful family home.*

*This townhouse is not just a house; it is a place where memories can be made and cherished for years to come. Whether you are a first-time buyer or looking to relocate, this property is sure to impress and must be viewed to truly appreciate all this home has to offer.*







