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ESTATE AGENTS

## Room Sizes

**Living Area**  
24'53 max x 15'6 max

**WC**

**Kitchen**  
7'85 x 9'91

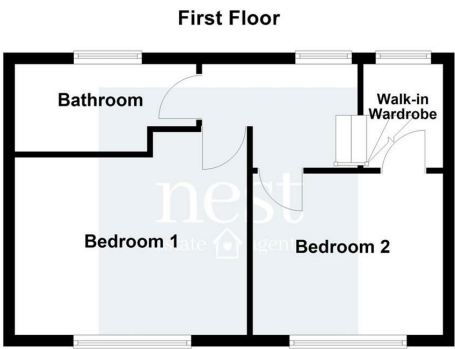
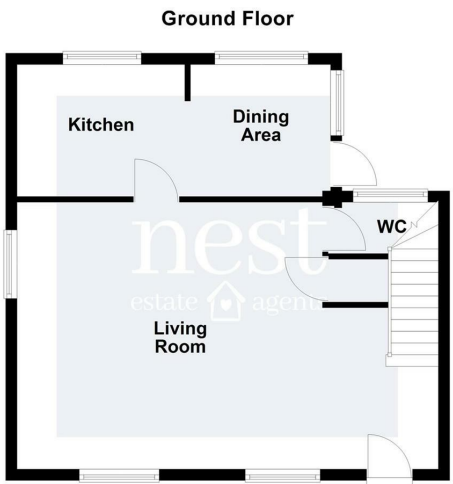
**Dining Area**  
7'9 x 8'1

**Bedroom One**  
11'8 max x 13'6 max

**Walk In Wardrobe**  
6'1 max x 4'7 max

**Bedroom Two**  
11 x 9'1

**Bathroom**  
8'8 max x 5'8 max



**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.

Cross Street, Enderby, Leicester LE19 4NJ

£210,000

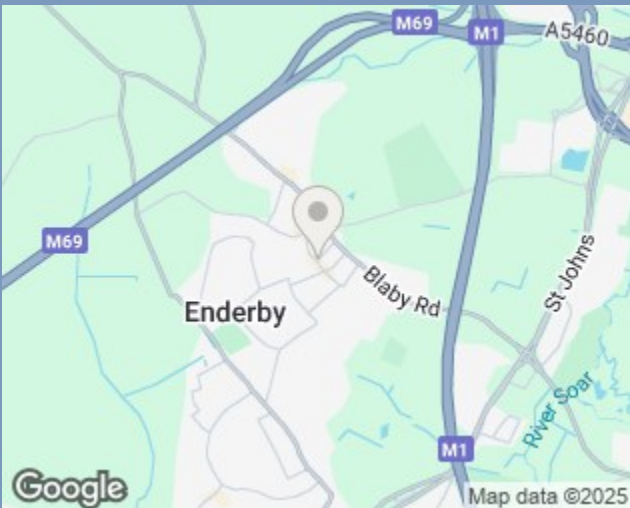


# The Story Begins

- Semi-Detached Home
- Spacious Living Room
- Fitted Kitchen Opening Into Dining Area
- Downstairs WC
- Understairs Storage
- Two Bedrooms
- Walk in Wardrobe In Bedroom Two
- Bathroom
- Enclosed Courtyard & Off Road Parking
- Freehold EPC Rating - D 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

A Superb Buy in the Heart of Enderby  
This cottage is offered for sale with no upward chain. Step through the front door into the welcoming entrance area, where you'll find stairs leading to the first floor.  
The spacious and bright lounge features two windows to the front aspect, allowing natural light to fill the room. Additional conveniences include understairs storage and a downstairs cloakroom with a low-level WC and wash hand basin.  
The kitchen diner is a wonderful space for cooking and entertaining, complete with ample room for a dining table and direct access to the courtyard garden. The kitchen is fitted with wall and base units, a built-in oven, hob, and extractor, plumbing for a washing machine, appliance space, and a sink with drainer, all complemented by tiled flooring.  
On the first floor, you'll find two double bedrooms, including a walk-in wardrobe that every lady will delight in. The bathroom features a bath, wash hand basin, and low-level WC.  
Externally, the property boasts a charming courtyard adorned with pretty wisteria and offers convenient access to your off road parking accessed by a shared drive.

