

1a Lutterworth Road Blaby, Leicester, LE9 1RG  
Telephone 0116 2772277 Email sara@nestestateagents.co.uk  
www.nestestateagents.co.uk

## Room Sizes

**Entrance Porch**

**Entrance Hall**

6 x 16'07

**Living & Dining Room**

29'03 x 10'05

**Kitchen**

11 x 6'08

**Utility**

7'06 x 6'08

**WC**

**Bedroom One**

14'01 x 10'11

**Bedroom Two**

10'11 x 12

**Bedroom Three**

11'02 x 14'08

**Bedroom Four**

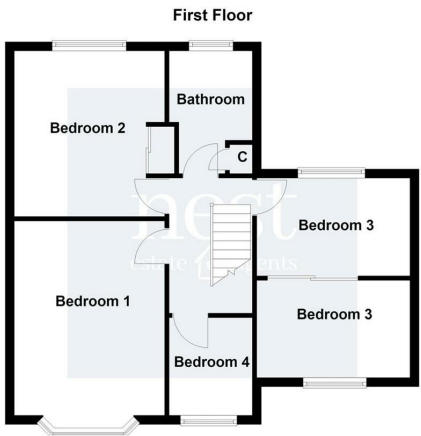
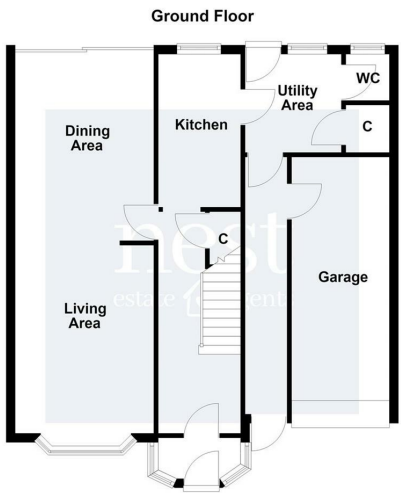
6 x 7'02

**Bathroom**

6'08 max x 8'03 max

**Garage**

20'07 x 7'08



**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  
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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.

Trinity Road, Enderby, Leicester LE19 2BU

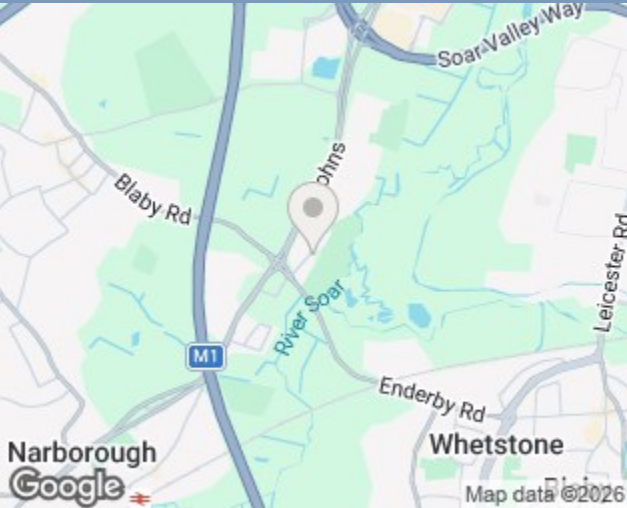
£335,000

# The Story Begins

- Generous Family Home With Excellent Potential
- Dual-Aspect Living/Dining Room With Garden Access
- Fitted Kitchen Overlooking The Rear Garden
- Utility Room, Downstairs WC And Integral Garage
- Four Well-Proportioned Bedrooms
- Flexible Bedroom Layout With Sliding Partition
- Family Bathroom With Bath And Shower
- Delightful Rear Garden With Seating Area
- Off-Road Parking & Garage
- Freehold, Energy Rating E & Council Tax Band - C

# 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

Offered to the market with no upward chain, this generously proportioned detached family home presents an exciting opportunity for its next owners to create a home that reflects their own style and needs. Having been a much-loved family home for many years, it is now ready to begin its next chapter. With four bedrooms, spacious living accommodation and a delightful rear garden, this is a wonderful opportunity for families looking to settle into a sought-after location.

Stepping through the entrance porch, you are welcomed into a spacious hallway that provides access to the principal ground floor rooms. The impressive dual-aspect living and dining room is flooded with natural light, creating a warm and inviting space for both everyday family life and entertaining. Sliding patio doors open directly onto the rear garden, while the generous proportions comfortably accommodate both seating and dining areas.

The kitchen overlooks the garden and is fitted with a range of wall and base units, offering space for a freestanding fridge and plumbing for a washing machine. Adjoining the kitchen is a generous utility room, providing valuable additional storage and workspace. From here, there is access to the downstairs WC, a useful storage cupboard, the integral garage and a courtesy door to the front of the property.

Travelling upstairs, the first floor offers three generous double bedrooms, with the third currently divided by a sliding partition to create a flexible additional space, ideal as a dressing room, home office, nursery or playroom. There is also a comfortable fourth bedroom and a family bathroom fitted with a bath and overhead shower, wash hand basin and low-level WC.

Outside, the rear garden is arranged over several levels and is predominantly laid to lawn with a seating area, creating a wonderful space for outdoor entertaining, family gatherings or simply relaxing. To the front, the property benefits from off-road parking and access to the integral garage.

