

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge

14'1 x 11'5 (4.29m x 3.48m)

Dining Area

11'7 x 11'6 (3.53m x 3.51m)

Family Living Kitchen

24'7 x 25'11 max (7.49m x 7.90m max)

Downstairs Cloakroom

Utility Room

5'7 x 8'2 (1.70m x 2.49m)

Home Office/Storage

11'6 x 8'2 (3.51m x 2.49m)

Landing

Bedroom One

14'1 x 12'10 (4.29m x 3.91m)

Bedroom Two

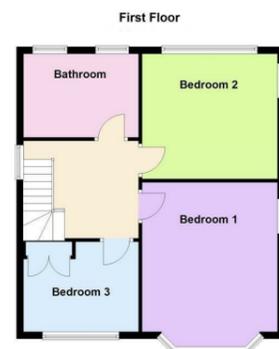
11'10 x 12'10 (3.61m x 3.91m)

Bedroom Three

7'10 x 10'10 (2.39m x 3.30m)

Family Bathroom

7'7 x 9'10 (2.31m x 3.00m)



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.

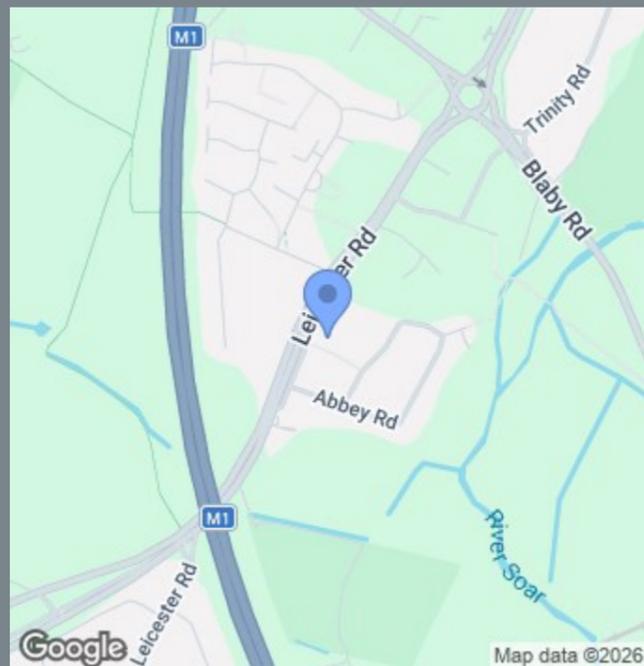
191 Leicester Road, Enderby, Leicester, LE19 2BG
Offers In Excess Of £475,000

OVERVIEW

- NO ONWARD CHAIN
- Thoughtfully Improved To A High Standard
- Truly Stunning Family Home
- Dining Area & Downstairs Cloakroom
- Family Living Kitchen With Bifold Doors
- Utility & Home Office/Storage
- Three Double Bedrooms & Family Bathroom
- Driveway & Landscaped Rear Garden
- Viewing Is Highly Recommended
- EER - D, Freehold, Tax Band -D

LOCATION LOCATION....

Leicester Road in Enderby is a well-connected and popular residential area offering a blend of village charm and excellent local amenities. Families are well served by several highly regarded schools, including Enderby Danemill Primary School and Brockington College, both within easy reach. The area also benefits from a range of local parks and green spaces such as Enderby Leisure and Golf Centre, providing plenty of opportunities for outdoor activities and relaxation. A good mix of shops, supermarkets, and local services can be found along the village high street and at Fosse Park, one of the region's largest retail destinations, only a short drive away. Transport links are excellent, with regular bus routes connecting Enderby to Leicester city centre, while the nearby M1 and M69 motorways provide fast access to Birmingham, Coventry, and beyond.



THE INSIDE STORY

This stunning extended detached family home is perfectly positioned in a fabulous location & finished to an exceptional high specification throughout. From the moment you step through the welcoming entrance hall, you're greeted by an undeniable sense of warmth, elegance & attention to detail. A stylish boot room provides the perfect place for coats & shoes. The elegant lounge is a truly inviting space, with its dual aspect windows allowing natural light to cascade in, highlighting the charm of the original parquet flooring & creating a serene yet sophisticated atmosphere — ideal for both relaxed evenings & elegant entertaining. At the heart of the home lies the breathtaking family living kitchen, thoughtfully designed with navy shaker-style cabinetry, luxurious quartz worktops & a matching central island that becomes a natural gathering point for family & friends. The generous seating area & dedicated dining space make it the perfect setting for everything from casual breakfasts to lively dinner parties, while the stunning bi-fold doors effortlessly open onto the landscaped rear garden, blending indoor & outdoor living in the most exquisite way. The ground floor is further enhanced by a contemporary cloakroom, a well-appointed utility room & a versatile additional reception room, offering the perfect opportunity for a home office, snug, or even a fourth bedroom — providing flexibility to suit modern family life. Upstairs, a light & airy landing leads to three beautifully finished bedrooms, each thoughtfully designed to offer both comfort & style. The luxurious bathroom is a true showstopper, featuring a freestanding claw-foot bath, a spacious walk-in shower, a sleek sink & WC — all finished with timeless elegance & quality fixtures. Outside, this property continues to impress with a generous driveway providing ample off-road parking, while the landscaped garden to the rear offers a wonderful raised patio area, perfect for dining, entertaining & soaking up the sun.

