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

Room Sizes

Entrance Hall

Sitting Room
12'5 x 12'4

Dining Kitchen
20'7 x 8'7

Family Room
12'8 x 11'2

Versatile Fourth Bedroom
12'7 x 12'5

Study
7'9 x 6'7

Utility
6'1 x 5'1

WC

Bedroom One
12'5 x 12'4

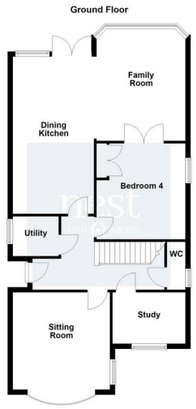
Bedroom Two
12'8 x 12'5

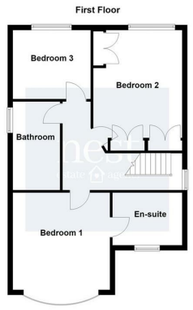
Bedroom Three
9'2 x 8'1

En-Suite
8'5 x 6'7

Bathroom
11 x 6'1

Garage
36'2 x 9'4







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?
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.

Leicester Road, Enderby, Leicester LE19 2BG

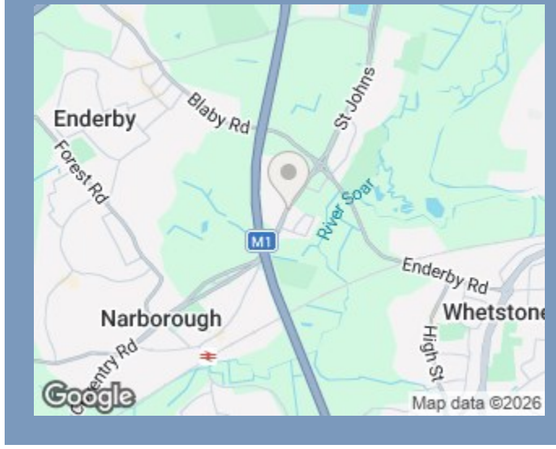
Offers Over £575,000

The Story Begins

- Stunning 1930s Home Combining Period Charm With Modern Comforts
- Cosy Sitting Room Featuring A Bay Window And Charming Fireplace
- Spacious Kitchen With An Adjoining Family Area
- Dedicated Home Office
- Versatile Fourth Bedroom On The Ground Floor
- Utility Room & Downstairs WC
- Three Double Bedrooms To The First Floor, Including A Principal Bedroom With En-Suite
- Beautiful Family Bathroom Featuring A Double Vanity Unit
- Impressive Frontage With Ample Parking, Mature Rear Garden And Garage
- Freehold Enerdy Rating - D Council tax Band - E (Blaby)

Location Is Everything

Set in a non estate position, this fabulous residence demands an internal viewing. Enderby village has a vibrant community that offers a unique blend of countryside tranquility and urban convenience, making it an ideal location for potential homeowners. Enderby provides excellent connectivity via major road networks, including the M1 and M69, easing commutes and travel. The village boasts a variety of local amenities, such as quaint shops, reputable schools, and cozy pubs, ensuring that daily necessities are always within reach. For leisure and recreation, residents can enjoy picturesque walks in the surrounding countryside, or visit the Meridian Leisure Park, home to a cinema, restaurants, and a fitness center. Enderby's friendly atmosphere and rich history, combined with modern conveniences, create a welcoming neighbourhood that caters to diverse lifestyles, ensuring a perfect balance for families and individuals alike.











Inside Story

Reflecting the quality fittings and elegant design of the 1930s era, this stunning home combines period charm with modern comfort. The welcoming entrance hall features a beautiful tiled floor, ample storage and a balustrade staircase leading to the first floor. Throughout the property there are beautiful plantation shutter blinds. The sitting room is filled with natural light from a bay window and boasts a charming fireplace, creating a warm and inviting space. There is also a dedicated home office, ideal for working from home or studying.
The kitchen blends style and practicality, offering a range of wall and base units, display cabinets, generous worktop space, a sink and drainer, space for a range cooker and integrated appliances. There is ample room for a dining table, making it perfect for family breakfasts and entertaining friends. An adjoining sitting area provides additional space to relax and unwind.
A versatile fourth bedroom is conveniently located on the ground floor and could be used as a guest bedroom, playroom or additional reception room. A cloakroom, fitted with a WC and wash hand basin, completes the ground floor accommodation alongside the useful utility room.
To the first floor are three well-proportioned double bedrooms, with the principal bedroom benefiting from its own en-suite bathroom. The family bathroom is a real showstopper, featuring a beautiful roll-top bath, a double vanity unit and a low-level WC.
Externally, the property boasts an impressive frontage with ample off-road parking. The mature rear garden is a true delight, with established trees and shrubs providing privacy and a beautiful setting to enjoy the outdoors. The garage offers further potential for a variety of uses. The current owner advises us there is planning permission valid until March 2028 to turn the garage into a useable room.
This exceptional home is one you do not want to miss!



