

1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk

www.nestestateagents.co.uk

nest
ESTATE AGENTS

Room Sizes

Entrance Hallway

Living Area

12'2 x 10'10

Dining Area

9'10 x 8'10

Kitchen

9'1 x 8'1

Garden Room

15'3 x 9'5

Bedroom One

12'10 x 9'5

Bedroom Two

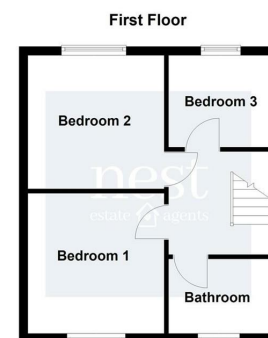
10'8 x 9'11

Bedroom Three

9'2 x 7'7

Shower Room

6'3 x 6



Blaby Road, Enderby, Leicester LE19 2BH

£259,950

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.

The Story Begins

- Beautiful Semi-Detached Home
- Entrance Hallway
- Sitting Room
- Dining Room With Access To The Garden Room
- Fitted Kitchen
- Three Bedrooms
- Family Shower Room
- Enclosed Garden
- Off Road Parking
- Freehold EPC - TBC Council Tax Band - TBC

Location Is Everything

Set back from the road, hidden behind mature trees and bushes the wonderful home has a lovely feel and a garden to give any keen gardeners an opportunity to make their own. Enderby is a highly sought-after location known for its excellent amenities and convenient transport links. The area boasts a range of local shops, schools, and recreational facilities, making it an ideal place for families. With easy access to major road networks, commuting to nearby cities is straightforward. This property must be viewed to appreciate all it has to offer. Don't miss out on this great opportunity to make this charming semi-detached house your new home.



Inside Story

A fantastic opportunity to acquire this beautifully presented and well-maintained three-bedroom semi-detached home, ideally positioned in a non-estate setting close to the highly sought-after village of Enderby. Combining charming character features with modern comforts, this lovely home offers spacious and versatile accommodation, ideal for family living.

Upon entering, you are welcomed by a generous entrance hallway leading to a bright and inviting sitting room. This delightful space features a cosy log-burning stove and an attractive bay window, flooding the room with natural light. The sitting room flows seamlessly into the dining area, creating a superb space for both everyday living and entertaining, with ample room for family meals and hosting friends. Access leads into the superb garden room spans the full width of the house, providing a versatile additional living area with direct access to the garden. This is a wonderful place to relax while enjoying views over the beautifully maintained southwest-facing garden.

The kitchen is well-equipped and practical, with space for a range of wall and base units, appliances including a washing machine, dishwasher, oven, hob, and fridge freezer, a second door leads out into the garden room, creating a space you can use to suit your needs.

Upstairs, the property offers two generously sized double bedrooms, a well-proportioned single bedroom, and a modern shower room fitted with a walk-in shower, WC, and wash hand basin.

The rear garden is a particularly attractive feature of the home, offering a high degree of privacy and being mainly laid to lawn, complemented by a recently installed patio area ideal for outdoor dining and summer entertaining. To the front, the property is discreetly screened from the road by mature hedging and benefits from off-road parking, along with conveni

