

22a Cross Street, Enderby LE19 4NJ

Telephone: 0116 286 9700 • Email: sales@nestegg-properties.co.uk

www.nestegg-properties.co.uk

NEST EGG
PROPERTIES

FLOOR PLAN

DIMENSIONS

Lounge

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

Dining Room

12' x 11'7 (3.66m x 3.53m)

Kitchen

14'4 x 6'5 (4.37m x 1.96m)

Downstairs Shower Room/Utility

Landing

Bedroom One

10'7 x 11'11 (3.23m x 3.63m)

Bedroom Two

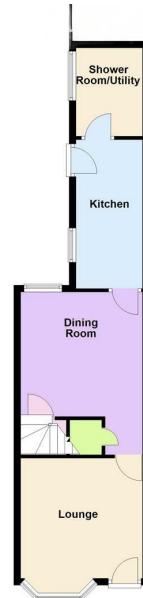
11'11 x 8'1 (3.63m x 2.46m)

Bedroom Three

14'6 x 6'6 (4.42m x 1.98m)

Bathroom

8' x 6'6 (2.44m x 1.98m)



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

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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.

19 Rawson Street, Enderby, LE19 4NY

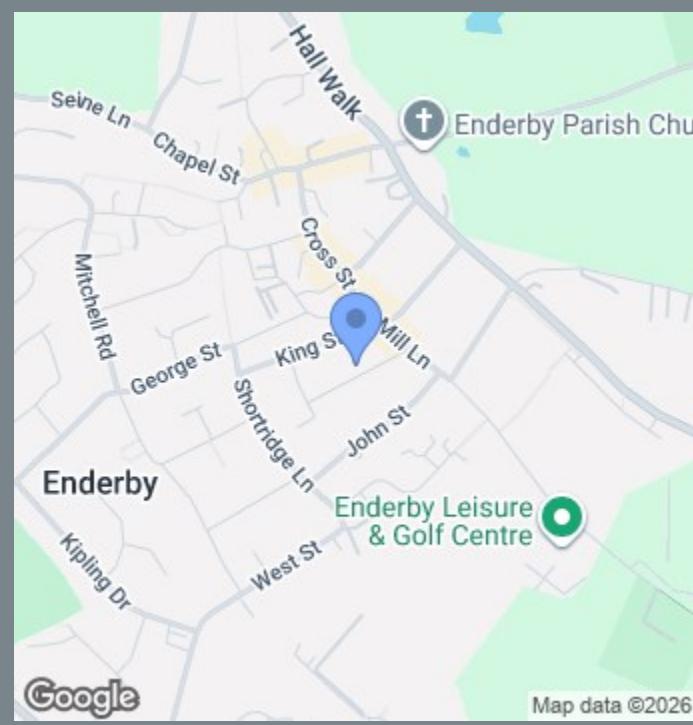
Offers In Excess Of £230,000

OVERVIEW

- Stunning Home Dating Back To 1900
- Spacious Throughout & No Chain
- Lounge & Dining Room
- Newly Fitted Kitchen & Downstairs Shower Room
- Three Bedrooms
- Newly Fitted Bathroom
- Driveway & Detached Garage
- Great Sized Garden
- Viewing Is Advised
- EER - D, Freehold, Tax Band - B

LOCATION LOCATION....

Nestled on the charming street of Rawson Street in Enderby, this location offers a warm village feel with everything you need for day-to-day life and beyond. Families will appreciate the excellent array of local schooling, including Enderby Danemill Primary School, just a short walk away, and well-regarded secondary provision like Brockington College nearby. Green spaces are plentiful, local parks and fields provide perfect places for walks, fresh air and family time close to home. Everyday shopping needs are covered by local convenience stores, charming independent shops and larger retail hubs found a short drive away. Transport links are strong: local bus routes connect into Leicester and surrounding areas, while rail stations such as Narborough Railway Station and the M1/M69 motorway network are within easy reach. With its friendly community atmosphere, good schools, historic background and practical amenities all around, Rawson Street invites you to feel connected, comfortable and settled in a community that welcomes you home.



THE INSIDE STORY

Steeped in history and radiating charm, this absolutely enchanting end-terraced house, a true historical gem dating back to 1900 and located in a beautiful village, is now available with the highly desirable benefit of no onward chain. The inviting ground floor begins with a bright and airy dining room, beautifully illuminated by a magnificent bay window overlooking the front, offering a perfect setting for entertaining guests or family meals. Moving towards the rear, the cosy lounge provides a sanctuary for relaxation, featuring a stylish wall-mounted fire and tranquil views of the garden. The culinary heart of the home is a stunning, newly fitted kitchen showcasing chic grey shaker-style cabinetry, contrasting worktops, and quality integrated appliances, including a sink, drainer, oven, and hob, with plumbing ready for a dishwasher. Adding superb practicality is the brand-new downstairs shower room, which thoughtfully incorporates a dedicated utility area. Upstairs, a central landing connects to three charming bedrooms, each offering flexible space for family or home working, and a cleverly designed, modern, newly fitted bathroom accessed directly off bedroom three, offering an ideal setup for a master or guest suite. Outside, the property is completed by a practical driveway leading to a detached garage, while the good-sized rear garden presents an idyllic outdoor haven, predominantly laid to lawn with a delightful patio area for al fresco dining and established borders ready for personalization.

