

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

nest
ESTATE AGENTS

Room Sizes

Living & Dining Room

27'04 x 9'07

Fitted Kitchen

5'10 x 8'10

Shower Room

5'10 x 4'04

Bedroom One

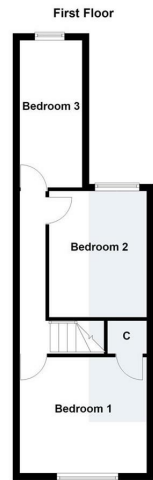
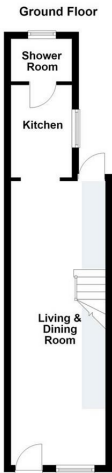
11'02 x 12'05

Bedroom Two

12'07 x 9'05

Bedroom Three

5'11 x 14



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.

King Street, Enderby, Leicester LE19 4NT

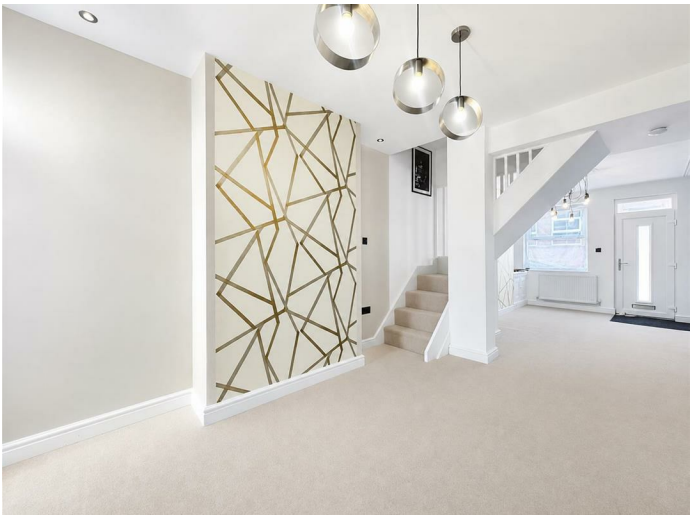
Offers In The Region Of

The Story Begins

- Beautifully Renovated Home
- No Upward Chain
- Generous Open-Plan Living And Dining Room
- Newly Fitted Kitchen With Integrated Appliances
- Stylish Shower Room
- Three bedrooms
- Enclosed Rear Garden
- Viewing Essential
- Freehold
- Energy Rating D & Council Tax Band - A

Location Is Everything

Village living but close to fabulous amenities on your doorstep. Enderby has everything to offer as a thriving village which is located south west of the city. Enderby offers an excellent range of amenities local shops which cater for day to day living, a leisure centre and a nine hole golf course, fashionable restaurants, pubs, Enderby Danemill Primary School, Brockington College for the older children and all within easy access to the city centre with the Park and ride, motorway networks and Fosse Park Shopping Centre.



Inside Story

This beautifully renovated three-bedroom home is offered to the market with no upper chain, making it an ideal choice for first-time buyers, families and those looking for a stylish, ready-to-move-into property.

The seller has paid close attention to the design, quality and finishing touches throughout, creating a modern and thoughtfully finished home. The seller has also informed us that a comprehensive programme of works has been carried out, including the property being re-rendered, damp proofed, rewired and replumbed, together with the installation of new windows and doors.

Upon entering, you are welcomed into a spacious open-plan living and dining room, providing a bright and versatile space for both relaxing and entertaining. A door leads directly out to the rear garden, creating a lovely connection between the indoor and outdoor living spaces.

The newly fitted kitchen has been thoughtfully designed with a combination of stylish gloss and wood-effect units, complemented by a contemporary herringbone-style floor. It is fitted with an integrated oven, induction hob and extractor fan, with plumbing for a washing machine and space for a fridge/freezer.

Completing the ground floor is a beautifully finished shower room, featuring contemporary black fittings, a corner shower cubicle, heated towel rail and vanity wash hand basin.

To the first floor are three generously sized bedrooms, with the principal bedroom benefiting from built-in storage.

Outside, the rear garden is currently being completed and will feature a patio area and decorative stone, creating an attractive and easy-to-maintain outdoor space. There is also the added benefit of separate side access.

Overall, this is a home where considerable thought and investment have gone into both the renovation and presentation. From the works the seller has advised have been carried out to the carefully selected finishes and fittings, this property offers a stylish and inviting home.

