1a Lutterworth Road Blaby, Leicester, LE9 1RG
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ESTATE AGENTS

Room Sizes

Hall
6'58 x 13'12

Living Area
12'7 x 10'28

Dining Area
10'44 x 9'04

Kitchen
10'39 x 7'43

Conservatory
16'71 x 7'3

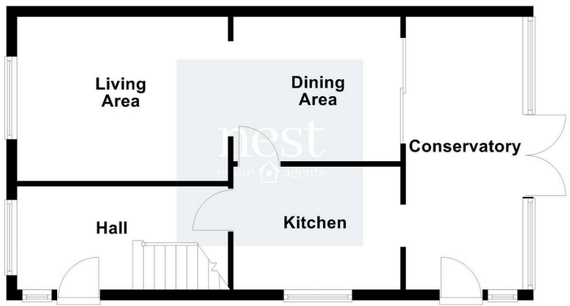
Bedroom One
11'49 x 9'89

Bedroom Two
12'97 x 9'67

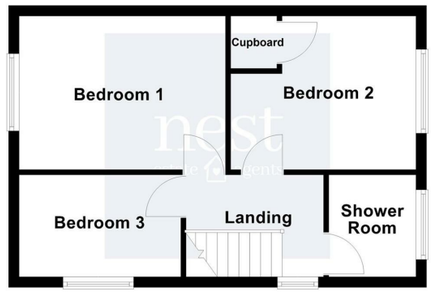
Bedroom Three
10'04 x 6'45

Shower Room
5'59 x 6'42

Ground Floor



First Floor





Coleridge Drive, Enderby, Leicester LE19 4QF

Price Guide £220,000

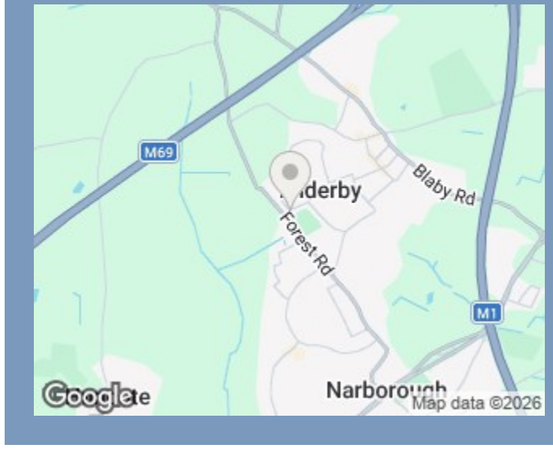
FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.
VIEWING Via our office at 1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk
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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

- Semi-Detached Home
- No Upward Chain
- Open Living Area Into Dining Area
- Fitted Kitchen
- Open Conservatory
- Three Bedrooms
- Family Shower Room
- Storage Space Outside
- Enclosed Garden
- Freehold EPC Rating -D Council Tax Band - B Blaby District

Location Is Everything

Enderby has everything to offer, making it an ideal location for both families and professionals. The village boasts a fantastic selection of local shops for everyday essentials, along with a leisure centre and a nine-hole golf course for those who enjoy staying active. When it comes to dining, Enderby offers a variety of options, from stylish restaurants to welcoming traditional pubs. Families are well served by excellent educational facilities, including Enderby Danemill Primary School and Brockington College for older children — all within easy reach. Commuters will appreciate the convenient transport links, including the Park and Ride service, access to major motorway networks, and proximity to the popular Fosse Park Shopping Centre.
Combining the charm of village life with easy city access, Enderby truly offers the best of both worlds.











Inside Story

Looking for a home you can make your own? This three-bedroom semi-detached home occupies a generous corner position in the ever-popular area of Enderby. The property presents an exciting opportunity for a new owner to modernise and add value.

Upon entering, you are welcomed into a hallway with a staircase leading to the first floor. The spacious living room, featuring a fireplace, flows seamlessly into the dining area, which in turn opens via sliding doors into the conservatory—a perfect space to relax while enjoying views of the garden.

The kitchen is fitted with a range of white wall and base units, complemented by contrasting work surfaces. It includes an integrated oven, hob, and extractor fan, as well as space for additional appliances.

Upstairs, you'll find three well-proportioned bedrooms—two doubles and a generous single—offering flexibility for family living or home working. The shower room comprises a white vanity wash hand basin, low-level WC, and a corner shower cubicle.

Externally, the home benefits from a wrap-around garden bordered by mature hedging for added privacy. The garden is in need of some work but perfect for green fingers. A driveway provides off-road parking, leading to a detached garage, offering additional storage. Price Guide £220,000 - £230,000

A fantastic opportunity in a desirable location—viewing is highly recommended.



