

## FLOOR PLAN

### DIMENSIONS

#### Hallway

#### Lounge

13'01 x 10'04 (3.99m x 3.15m)

#### Dining Room

10'10 x 8'11 (3.30m x 2.72m)

#### Kitchen

10'10 x 7'05 (3.30m x 2.26m)

#### Landing

#### Bedroom One

13'05 x 9'11 (4.09m x 3.02m)

#### Bedroom Two

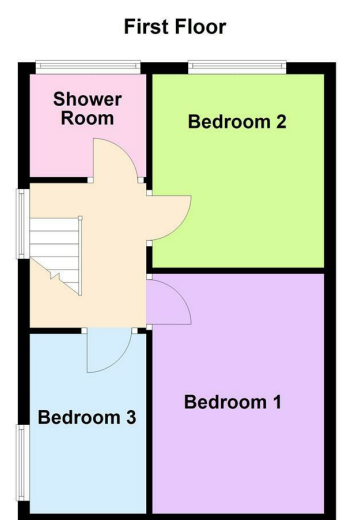
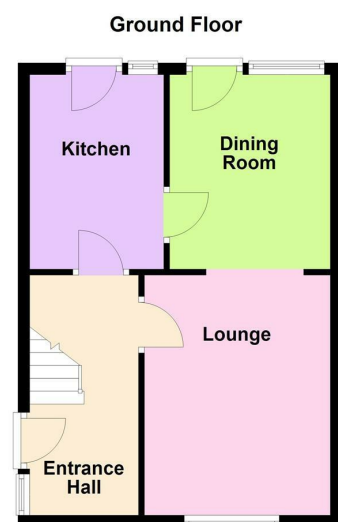
10'10 x 9'11 (3.30m x 3.02m)

#### Bedroom Three

10'03 x 6'06 (3.12m x 1.98m)

#### Shower Room

5'06 x 6'05 (1.68m x 1.96m)



**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  
Telephone: 0116286 9700 • Email: sales@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/  
**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.

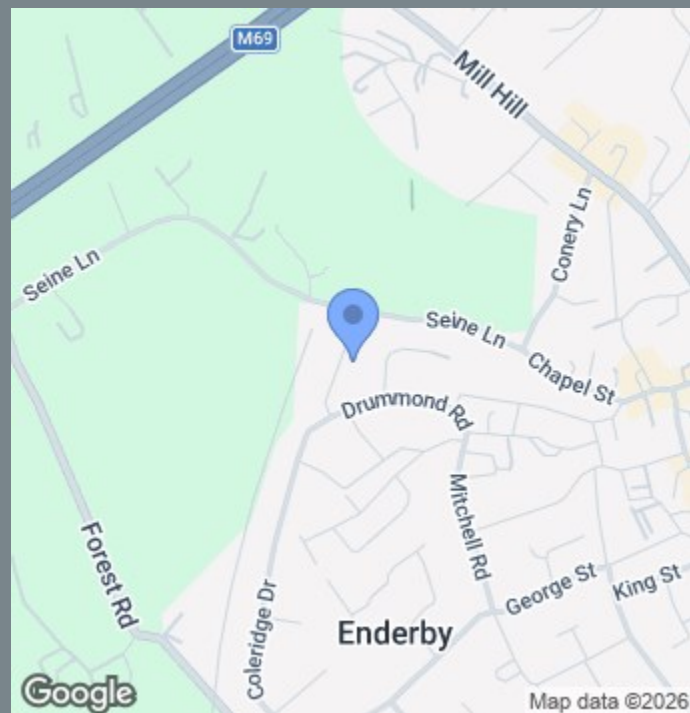
9 Capers Close, Enderby, LE19 4QD  
Offers Over £270,000

## OVERVIEW

- Lovely Family Home
- Cul De Sac Location
- No Onward Chain
- Hallway & Lounge
- Dining Room & Fitted Kitchen
- Three Bedrooms & Bathroom
- Driveway & Detached Garage
- Beautiful Rear Garden
- Viewing Is A Must
- EER - F, Freehold, Tax Band -B

## LOCATION LOCATION....

Capers Close is tucked away within the highly regarded village of Enderby, a location that perfectly blends modern convenience with a warm and welcoming community atmosphere. Over the years, Enderby has become one of the area's most desirable villages, popular with families and professionals thanks to its excellent amenities and superb transport links. The village offers a great selection of shops, supermarkets, cafés, pubs and everyday services, while nearby Fosse Park and Meridian Leisure Park provide an extensive choice of retail, dining and entertainment options. Families are particularly well catered for with highly regarded local schools and plenty of nearby parks, green spaces and countryside walks creating a relaxed, family-friendly feel throughout the area. Enderby is also exceptionally convenient for commuters, offering easy access to the M1, M69 and Leicester city centre, alongside regular public transport links. Combining village charm, strong community spirit and excellent connectivity, Capers Close enjoys a fantastic setting within one of south Leicestershire's most popular locations.



## THE INSIDE STORY

Situated within a great cul-de-sac location, this lovely semi-detached family home offers well-balanced accommodation throughout, providing the perfect opportunity for a new family to create a wonderful long-term home. Upon entering, you are welcomed into a bright entrance hallway leading through to the spacious lounge, a warm & inviting room featuring a window to the front aspect allowing natural light to pour in, alongside a charming fireplace creating a cosy focal point—perfect for relaxing evenings or spending time with family. To the rear, the dining room provides an excellent additional reception space, ideal for family meals, entertaining guests, or even a playroom depending on individual needs. A door opens directly onto the garden, creating a lovely connection between indoor & outdoor living during the warmer months. The kitchen is fitted with a range of wall & base units offering ample storage & workspace for day-to-day cooking & family life, with plenty of potential to personalise over time. Upstairs, the landing leads to three well-proportioned bedrooms, all offering flexible accommodation for growing families, guest rooms, or workspace if required. The shower room provides a bright & functional space designed for practicality & comfort. Externally, the property continues to impress with a driveway providing off-road parking alongside a detached garage offering excellent storage or workshop potential. The beautiful rear garden is a real highlight, featuring a patio area perfect for outdoor dining & entertaining, alongside a generous lawn ideal for children, gardening, or simply relaxing in the warmer months. A fantastic family home in a sought-after location with plenty of potential—early viewing is highly recommended.

