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nest
ESTATE AGENTS

Room Sizes

Living Room

12'10 x 12'2

Dining Room

11'10 x 8'6

Kitchen

9'2 x 6'11

Downstairs Shower Room

5'11 x 5'7

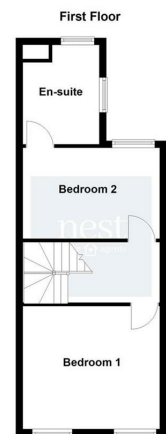
Bedroom One

12'10 x 11'10

Bedroom Two

11'10 x 8'6

En-Suite



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

£210,000

The Story Begins

- Beautiful Terrace Cottage
- Cosy Living Room
- Dining Room
- Fitted Kitchen
- Inner Lobby Storage Space
- Two Doubles Bedrooms
- En-Suite Bathroom & Downstairs Shower Room
- Enclosed Courtyard Garden
- Freehold
- EPC - 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

A beautifully presented character home, simply stunning throughout, stylish and welcoming with a lovely blend of charm, comfort and original features. This truly unique home offers plenty of appeal and must be viewed to be fully appreciated.

Upon entering the property, you are welcomed into a warm and inviting living room, where a front-facing window allows natural light to fill the room. A feature fireplace forms an attractive focal point, complemented by wood-effect flooring, creating a cosy yet stylish living space.

From the lounge, you move through to the inner lobby, where useful storage has been cleverly incorporated. Stairs rise to the first floor, while access also leads into the dining room. This impressive room provides ample space for a dining table and chairs, making it an ideal setting for everyday meals, entertaining guests, or enjoying time with family and friends.

The kitchen is fitted with a range of built-in cupboards, contrasting work surfaces and a sink with mixer tap. There is an integrated fridge freezer, space for a freestanding oven, space for a dishwasher and plumbing for a washing machine. A door provides access to the side of the property.

A further benefit to the ground floor is the shower room, fitted with a shower cubicle, wash hand basin and low-level WC.

To the first floor, the accommodation continues to impress. Both bedrooms are double. Bedroom two enjoys the added advantage of an en-suite bathroom, complete with a charming slipper bath, wash hand basin, WC and storage cupboard. Bedroom one is also a spacious double room, positioned to the front aspect and finished with wood-effect flooring.

Externally, the property offers a pretty courtyard garden, perfect for outdoor dining and relaxing. There is also useful storage and side access leading to the front of the property.

A truly charming home, finished to a high standard throughout. Viewing is highly recommended.
EER Rating: D

