

1a Lutterworth Road, Blaby, Leicester, LE8 4DW
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www.nestestateagents.co.uk

FLOOR PLAN

DIMENSIONS
Lounge Diner
Kitchen
First Floor Landing
Bedroom One
Bedroom Two
Bedroom Three
Bathroom

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, LE8 4DW
Telephone: 0116 2771777 • Email: lettings@duckletts.co.ukwho 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.
Measurements are for guidance only and potential buyers are advised to recheck measurements.
Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and have no guarantee as to their operability or efficiency can be given.



23 Mill Lane, Enderby, Leicester, LE19 4NW
£1,100 Per month

OVERVIEW

- Three-bedroom terraced property located in the popular village of Enderby
- Available to rent immediately
- Spacious lounge/dining area with plenty of natural light
- Newly fitted carpets throughout the main living spaces
- Fitted kitchen with built-in cooker, hob, and plumbing for a washing machine
- Three first-floor bedrooms offering flexible accommodation
- Bathroom with bath, shower over, and wash hand basin
- Rear garden mainly laid to lawn, plus off-street parking accessed via John Street
- Council Tax Blaby District A EPC rating D Freehold

LOCATION LOCATION....



THE INSIDE STORY

A well-presented three-bedroom terraced property situated in the popular and well-regarded village of Enderby, available to rent immediately. The property offers spacious and practical accommodation throughout, making it an ideal home for a couple, family, or professional tenants looking for a convenient location with good local amenities nearby.

Upon entering the property, you are welcomed into a spacious lounge/dining area, providing a comfortable and versatile living space. The room benefits from windows to both ends, allowing plenty of natural light to flow through, creating a bright and airy feel. Newly fitted carpets add a fresh and modern touch, while the staircase rises from the living area to the first floor.

The fitted kitchen is positioned to the rear of the property and offers a range of wall and base units, providing useful storage and worktop space. The kitchen also benefits from a built-in cooker and hob, plumbing for a washing machine, and additional space for further appliances, making it practical for everyday use. A door leads to the side giving access to the garden.

To the first floor, the property offers three bedrooms, providing flexible accommodation that could be used as sleeping space, a home office, or additional storage depending on the tenant's needs. The bathroom is fitted with a bath with shower over and a wash hand basin.

Externally, the property benefits from a rear garden, mainly laid to lawn, offering a pleasant outdoor space for relaxing or entertaining during the warmer months. An out house offers extra storage. The property also benefits from off-street parking, conveniently accessed via John Street.

Located in the sought-after village of Enderby, the property is well placed for access to local shops, schools, amenities, and transport links, with excellent road connections nearby.

Available immediately, early viewing is highly recommended to appreciate the accommodation and location on offer.

