22a Cross Street, Enderby LE19 4NJ
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www.nestegg-properties.co.uk

NESTEGG PROPERTIES

FLOOR PLAN

DIMENSIONS

Porch
2'05 x 8'02 (0.74m x 2.49m)

Hallway

Lounge
15'05 x 10'10 (4.70m x 3.30m)

Dining Kitchen
9'11 x 17'04 (3.02m x 5.28m)

Conservatory
9'09 x 14' (2.97m x 4.27m)

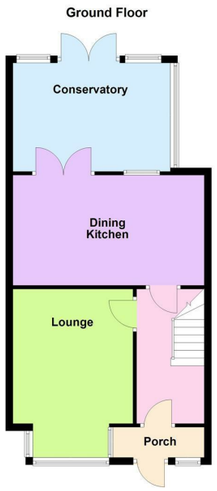
Landing

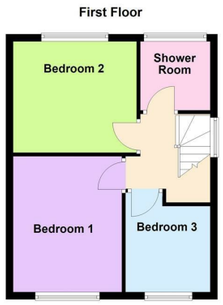
Bedroom One
12'04 x 9'08 (3.76m x 2.95m)

Bedroom Two
10'01 x 10'11 (3.07m x 3.33m)

Bedroom Three
9'02 x 7'07 (2.79m x 2.31m)

Shower Room
6' x 6'02 (1.83m x 1.88m)





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.

271 Blaby Road, Enderby, LE19 2BH

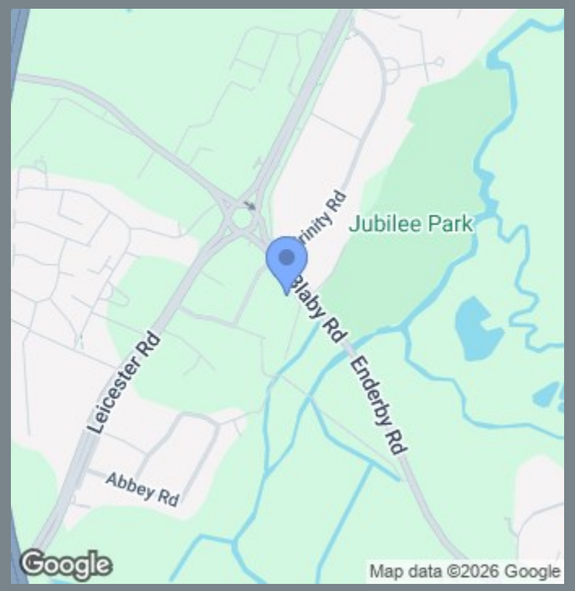
£260,000

OVERVIEW

- Semi Detached Family Home
- No Onward Chain
- Great Location
- Porch & Hallway
- Lounge & Dining Kitchen
- Conservatory
- Three Bedrooms & Shower Room
- Driveway & Extensive Garden
- Viewing Is Essential
- EER - D, Freehold, Tax - B

LOCATION LOCATION....

Blaby Road enjoys a prime position within the popular village of Enderby, a thriving community that has become one of south Leicestershire's most desirable places to live. Offering the perfect blend of village charm and modern convenience, Enderby is home to a wide range of shops, supermarkets, cafés, pubs and everyday amenities, all easily accessible from the property. Residents also benefit from being just moments away from Fosse Park and Meridian Leisure Park, providing an extensive selection of shopping, dining and entertainment options. Families are particularly well catered for, with highly regarded schools including Danemill Primary School, Brockington College and several local nurseries nearby. The village has a strong community spirit, with local events, sports clubs and recreational facilities creating a welcoming atmosphere for residents of all ages. Green spaces are plentiful too, with nearby parks, playing fields and pleasant countryside walks offering plenty of opportunities to enjoy the outdoors. For commuters, Enderby is exceptionally well connected, with easy access to Leicester city centre, the M1, M69 and major road networks, alongside regular public transport links. Combining excellent amenities, strong community ties and outstanding convenience, Blaby Road enjoys a fantastic setting within this ever-popular village.



THE INSIDE STORY

Occupying a fabulous plot in a highly desirable location, this family home offers spacious accommodation, a wonderful rear garden & endless potential for its next owners. Offered to the market with no onward chain, it presents an exciting opportunity to create a fantastic long-term home in a sought-after setting. A useful porch leads into the welcoming hallway, providing access to the principal rooms. To the front of the property, the lounge offers a comfortable & inviting space to relax, with plenty of room for family seating & everyday living. To the rear, the dining kitchen forms the heart of the home. Fitted with a range of white wall & base units complemented by granite worktops, it offers excellent storage & workspace while creating a bright & practical environment. The dining area provides ample room for family meals, entertaining guests, or gathering with friends, with French doors opening into the conservatory. The conservatory is a wonderful addition, offering a versatile extra reception space with French doors leading directly into the garden. Whether used as a second sitting room, reading area, playroom, or garden room, it enjoys lovely views of the outdoor space & provides a seamless connection between inside & out. Upstairs, the landing leads to three well-proportioned bedrooms, all offering flexible accommodation for growing families, guests, or hobbies. The shower room provides a practical & comfortable space for everyday use. Externally, the property continues to impress. A driveway to the front provides convenient off-road parking, while the extensive rear garden is undoubtedly one of the home's standout features. Beautifully established with a generous lawn, colourful flower beds & patio areas perfect for outdoor dining & entertaining, it offers an abundance of space for children to play, keen gardeners to enjoy, or simply to relax & appreciate the surroundings.