22a Cross Street, Enderby LE19 4NJ
Telephone: 0116 286 9700 • Email: sales@nestegg-properties.co.uk
www.nestegg-properties.co.uk

NESTEGG PROPERTIES

FLOOR PLAN

DIMENSIONS

Hallway

Dining Kitchen
18'9 x 11'2 (5.72m x 3.40m)

Living Room
21'9 x 11'4 (6.63m x 3.45m)

Garden Room
7'6 x 9'4 (2.29m x 2.84m)

Downstairs Cloakroom
4'5 x 5'9 (1.35m x 1.75m)

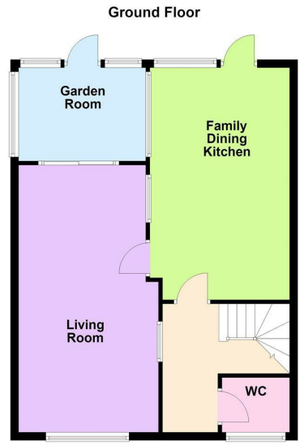
Landing

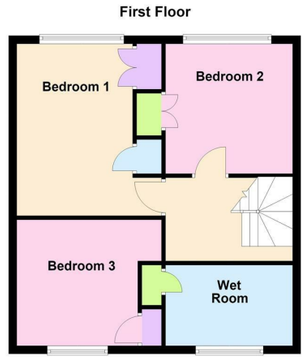
Bedroom One
13'6 x 9'6 (4.11m x 2.90m)

Bedroom Two
10'6 x 9'9 (3.20m x 2.97m)

Bedroom Three
7'2 x 9'11 (2.18m x 3.02m)

Wet Room
4'5' x 9'1 (1.35m' x 2.77m)







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.

10 Drummond Road, Enderby, LE19 4QL

Asking Price £274,000

OVERVIEW

- Extended Family Home
- Great Location & No Chain
- Hallway & Downstairs Cloakroom
- Living Room & Garden Room
- Dining Kitchen
- Three Bedrooms & Wet Room
- Driveway & Rear Garden
- Viewing Is A Must
- EER - D, Freehold
- Council Tax Band - B

LOCATION LOCATION....

Drummond Road enjoys a lovely position within the popular village of Enderby, combining a friendly community atmosphere with an excellent range of amenities close at hand. The village centre is just a short distance away with Co-op Food - Enderby - Cross Street, independent shops, cafés, pubs, takeaways & useful everyday services, while Fosse Park is within easy reach for a much wider choice of shopping, dining & leisure. Families are particularly well catered for with Enderby Danemill Primary School around half a mile away & Brockington College also close by. Green space & leisure facilities are another real attraction, with King George V Playing Fields offering sports pitches & tennis courts, alongside Enderby Leisure & Golf Centre with swimming, fitness, golf & other activities. Enderby has a welcoming village feel with local clubs, sports & community activities, while commuters benefit from regular bus services, nearby Narborough railway station, Enderby Park & Ride and excellent road links to Leicester, the M1 & M69. With village amenities, schooling, green spaces & fantastic connections all close by, Drummond Road offers a wonderfully convenient setting for family life.











THE INSIDE STORY

Offered to the market with no onward chain this extended family home enjoys a great location & provides wonderfully spacious accommodation with flexible living areas perfectly suited to busy family life. Step inside to a welcoming hallway which leads through to the comfortable living room. A window to the front brings in plenty of natural light while a wall mounted fire creates a cosy focal point. There is ample room for generous seating making this a lovely space to put your feet up & relax at the end of the day. Doors lead through to the garden room which provides valuable additional living space & could be enjoyed as a second sitting room playroom or peaceful spot to sit overlooking the garden. A door provides direct access outside making it particularly enjoyable during the warmer months. The spacious family dining kitchen is a real heart of the home & offers plenty of room for everyone to come together. Fitted with white wall & base units complemented by dark worktops there is excellent storage & preparation space alongside room for a family dining table & chairs. There is even space to create a relaxed seating area making this a wonderfully sociable room for everything from busy breakfasts & homework to family meals & entertaining friends. A handy downstairs cloakroom completes the ground floor. Upstairs the landing leads to three great sized bedrooms with each benefiting from useful built-in storage cupboards helping to keep everything neatly tucked away. A wet room completes the first floor accommodation.
Outside a driveway to the front provides convenient off road parking while the lovely rear garden offers plenty of space for the whole family to enjoy. A patio is ideal for outdoor dining & summer barbecues while the lawn provides room for children to play. Pretty planted borders add colour & interest creating an attractive garden for relaxing entertaining & enjoying the sunshine.







