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

Porch

Lounge
15'4 x 13'1 (4.67m x 3.99m)

Dining Room
11'10 x 13'1 (3.61m x 3.99m)

Kitchen
13' x 7' (3.96m x 2.13m)

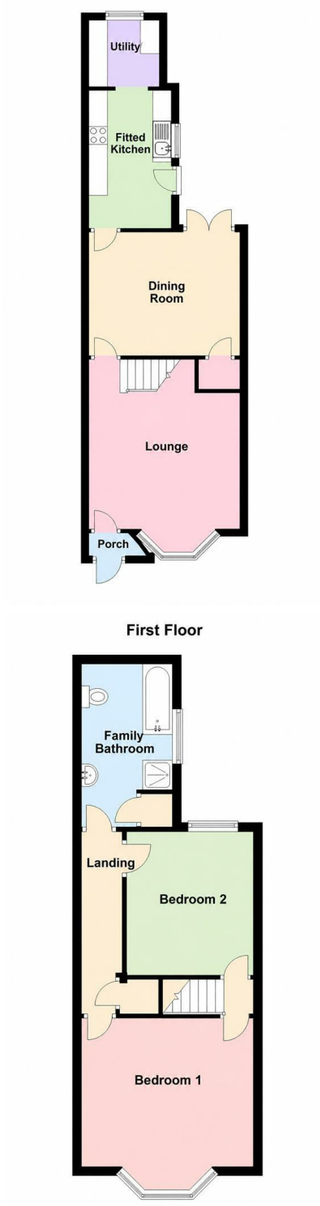
Utility
6'5 x 5'11 (1.96m x 1.80m)

Landing

Bedroom One
14' 8" x 13' 1" (4.27m 2.44m x 3.96m 0.30m)

Bedroom Two
11' 11" x 9' 7" (3.35m 3.35m x 2.74m 2.13m)

Bathroom
12' 11" x 7' 0" (3.66m 3.35m x 2.13m 0.00m)





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.

Hytrees, 25 Blaby Road, Enderby, LE19 4AP

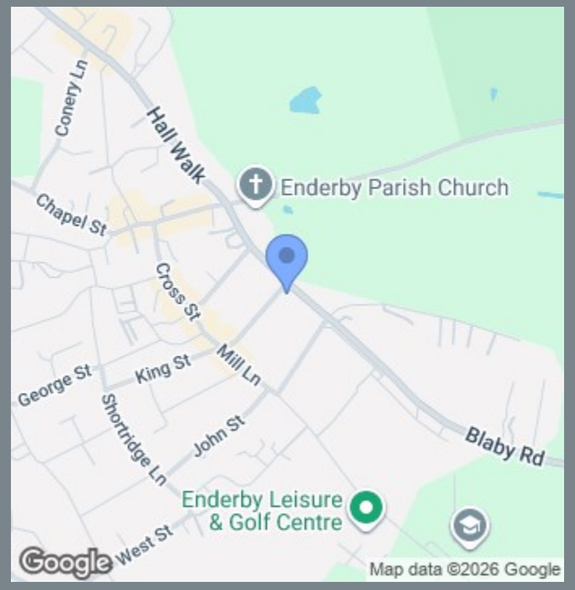
£250,000

OVERVIEW

- Spacious Home In Village Location
- Beautifully Finished Throughout
- Porch, Lounge & Dining Room
- Modern Kitchen & Utility Room
- Two Double Bedrooms
- Great Sized Bathroom
- Driveway & Landscaped Garden
- Original Features & Open Views To Front
- Viewing Is A Must
- EER - D, Freehold, Tax - B

LOCATION LOCATION....

Blaby Road enjoys a fantastic position within the popular village of Enderby, offering a wonderful combination of village charm, community spirit & everyday convenience. The thriving village centre provides a lovely selection of local shops, a Co-op supermarket, cafés, traditional public houses, a library & other essential amenities. Families are well catered for with Danemill Primary School & Brockington College nearby, whilst Enderby Leisure Centre offers swimming, fitness facilities & a range of activities. For those who enjoy the outdoors, King George V Playing Fields & Jubilee Park provide lovely green spaces, with the picturesque Everards Meadows offering scenic walks, cycling routes & a popular coffee house. The renowned Fosse Park shopping centre & Meridian Leisure Park are also within easy reach, providing an excellent choice of shopping, dining & entertainment. Commuters will appreciate the superb transport connections, with convenient access to the M1/M69 motorway networks, A563 & A5460, regular bus services, Enderby Park & Ride & nearby Narborough railway station. With its welcoming village atmosphere, excellent amenities & convenient location, Enderby is a wonderful place to call home.











THE INSIDE STORY

Bursting with character & charm, this lovely home beautifully combines traditional features with the comforts of modern day living, offering a wonderful opportunity for buyers looking for a home with personality in a desirable village setting. Stepping through the porch, you are welcomed into a delightful lounge where the attractive bay window allows natural light to flood the room, whilst the beautiful feature fireplace creates a cosy focal point, making this the ideal place to curl up with a good book or unwind after a busy day. The separate dining room is another inviting space, full of character with its original fireplace & plenty of room for a family dining table & chairs, perfect for leisurely Sunday lunches to entertaining friends. French doors open into the rear garden, allowing you to enjoy the outdoors during the warmer months. The modern kitchen is a lovely combination of style & practicality, thoughtfully designed to make everyday cooking a pleasure. Fitted with a generous range of wall & base cabinets, there is plenty of storage to keep everything neatly organised, alongside ample worktop space for preparing everything from quick breakfasts to family meals. A separate utility room is a welcome addition, providing valuable extra space for laundry & household essentials, helping to keep the main kitchen clutter free. Upstairs, the charm continues with two lovely bedrooms. The primary bedroom enjoys a beautiful bay window overlooking the front with open views, creating a light & peaceful retreat, whilst bedroom two retains its original fireplace, adding a further touch of period charm. The family bathroom is fitted with a four piece suite comprising a relaxing bath, separate shower cubicle, wash hand basin & WC, offering the best of both worlds. A driveway provides off road parking, whilst the generously sized rear garden is a real treat, with a patio ideal for summer barbecues & alfresco dining. A lovely lawn offers space for children to play.







