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ESTATE AGENTS

## Room Sizes

### Entrance Hallway

3'07 x 6'05

### Dining/Living Room

23'09 x 11'11

### Kitchen

13'01 x 8

### Bedroom One

12'06 x 8'11 min

### Bedroom Two

8'03 x 12'12 max

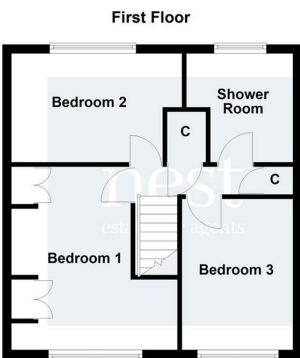
### Bedroom Three

8'03 x 11'06

### Shower Room

6'03 x 7'05

### Garage



Coleridge Drive, Enderby, Leicester LE19 4QH

£280,000

**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](mailto:sara@nestestateagents.co.uk) who will be pleased to arrange an appointment to view. Or visit our website at [www.nestestateagents.co.uk](http://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.



# The Story Begins

- Semi-Detached Home Set In The village Of Enderby
- Entrance Hallway
- Dining/Living Room
- Fitted Kitchen
- Three Bedrooms
- Shower Room
- Enclosed Garden
- Garage
- Off Road Parking
- Freehold EPC - TBC Council Tax Band - B

# Location Is Everything

Enderby has everything to offer, making it an ideal location. The village boasts a fantastic selection of local shops for everyday essentials, along with a leisure centre and a nine-hole golf course for those who enjoy staying active. When it comes to dining, Enderby offers a variety of options, from restaurants to welcoming traditional pubs.

Families are well served by educational facilities, including Enderby Danemill Primary School and Brockington College for older children — all within easy reach. Commuters will appreciate the convenient transport links, including the Park and Ride service, access to major motorway networks, and proximity to the popular Fosse Park Shopping Centre.

Combining village life with easy city access, Enderby truly offers the best of both worlds.



# Inside Story

Situated on the popular Coleridge Drive in Enderby, this well-presented family home offers spacious and versatile accommodation throughout.

Upon entering the property, you are welcomed into the entrance hallway which leads through to a open living/dining room, providing an ideal space for both relaxing and entertaining. The room benefits from sliding doors that open directly onto the rear garden, creating a lovely indoor-outdoor flow.

The fitted kitchen offers generous cupboard storage and includes an integrated oven, gas hobs, space for a fridge, and plumbing for a washing machine. There is also additional cupboard space that can be used as a pantry or extra storage.

To the first floor, the property boasts three double bedrooms, with the master bedroom benefiting from fitted wardrobes. Completing the upstairs accommodation is a family shower room, comprising a shower, WC and wash hand basin.

Externally, the property features an enclosed rear garden with a patio area and laid lawn, ideal for outdoor dining and family use.

To the front, there is off-road parking, along with the added benefit of an integral garage.

This delightful home is conveniently located near local amenities, schools, and transport links, making it an ideal choice for those seeking a comfortable and accessible lifestyle. Don't miss the chance to make this lovely property your new home.

