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

FLOOR PLAN

DIMENSIONS

Breakfast Kitchen
14'7 x 6'3 (4.45m x 1.91m)

Lounge Diner
16' x 12' (4.88m x 3.66m)

Conservatory
6'8 x 15'2 (2.03m x 4.62m)

Inner Hallway

Bedroom One
15'5 x 9'1 (4.70m x 2.77m)

Bedroom Two
10'2 x 9'5 (3.10m x 2.87m)

Shower Room
8'2 x 6'3 (2.49m x 1.91m)



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.

21 Sheridan Close, Enderby, Leicestershire, LE19 4QW

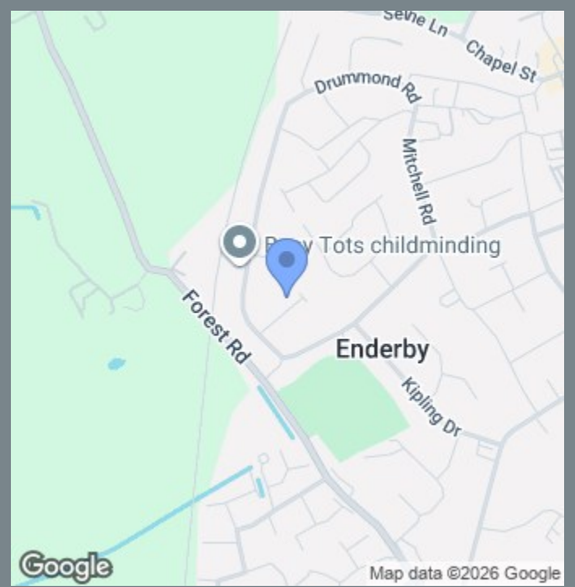
£260,000

OVERVIEW

- Beautiful Semi Detached Bungalow
- Great Location & No Chain
- Spacious Lounge Diner
- Lovely Breakfast Kitchen
- Fabulous Conservatory
- Two Bedrooms & Shower Room
- Driveway & Detached Garage
- Enclosed Garden
- Viewing Essential
- EER - tbc, Freehold, Tax -

LOCATION LOCATION....

Sheridan Close enjoys a lovely position within the popular village of Enderby, offering the charm of village life alongside an excellent range of everyday amenities & convenient transport links. The village centre is within easy reach, providing a selection of independent shops, a Co-op convenience store, cafés, traditional pubs, restaurants & takeaways, making it easy to enjoy everything from everyday essentials to a relaxed meal out. For those who enjoy a little retail therapy, Fosse Park Shopping Centre is just a short drive away, offering an extensive choice of high street stores, restaurants & coffee shops, whilst nearby Blaby & Narborough provide further shopping facilities. Families are particularly well catered for, with The Pastures Primary School, Enderby Danemill Primary School & Brockington College all nearby. There is plenty to enjoy in the local community, with Enderby Leisure & Golf Centre offering swimming, fitness facilities & recreational activities, whilst King George V Playing Fields, Southey Close Recreation Ground & the surrounding countryside provide wonderful opportunities for outdoor play, leisurely walks & enjoying some fresh air. The village also benefits from a community library, local sports clubs & a welcoming community atmosphere. For commuters, the location is equally appealing, with excellent access to the M1, M69 & surrounding road networks, making journeys to Leicester, Coventry & further afield straightforward. Narborough railway station is also conveniently located, offering connections to Leicester & Birmingham, whilst the nearby Enderby Park & Ride provides an alternative way of travelling into Leicester City Centre.











THE INSIDE STORY

Situated within a pleasant cul de sac in a sought after village location, this lovely semi detached bungalow occupies a generous plot & is offered to the market with no onward chain, making it an appealing choice for those looking for a home they can make their own. Offering well proportioned accommodation with plenty of potential, the property welcomes you into a breakfast kitchen, fitted with an array of wall & base cabinets providing ample storage & preparation space, whilst dual aspect windows allow natural light to fill the room. There is also space for a small table & chairs, ideal for enjoying a morning coffee or a leisurely breakfast. The lounge diner is a lovely sized room with a window overlooking the front garden & a feature fireplace creating a cosy focal point. With plenty of space to accommodate both comfortable seating & a dining table, this versatile room is equally suited to quiet evenings relaxing or entertaining family & friends. The conservatory provides an additional reception area, a lovely spot to sit & enjoy views of the garden throughout the seasons, with French doors opening directly onto the outside space, perfect for those warmer days. There are two bedrooms, both offering flexibility depending on individual needs, with bedroom one benefiting from fitted wardrobes, whilst the second bedroom could equally make a guest room, hobby room or home office. A shower room completes the internal accommodation. Outside, the bungalow really comes into its own, occupying a fabulous plot with a front garden & driveway providing off road parking, leading to a detached garage offering further parking or useful storage. The rear garden provides plenty of space to enjoy the outdoors, with patio areas ideal for alfresco dining, summer barbecues or simply sitting back & enjoying the peaceful surroundings.







