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

Entrance Hall
13'2 x 6' (4.01m x 1.83m)

Lounge
15'2 x 11'1 max (4.62m x 3.38m max)

Dining Kitchen
9'8 x 10'11 (2.95m x 3.33m)

Utility
9' x 6' (2.74m x 1.83m)

Landing

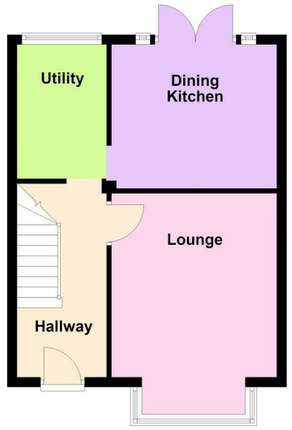
Bedroom One
12'3 x 9'8 (3.73m x 2.95m)

Bedroom Two
9'11 x 10'9 (3.02m x 3.28m)

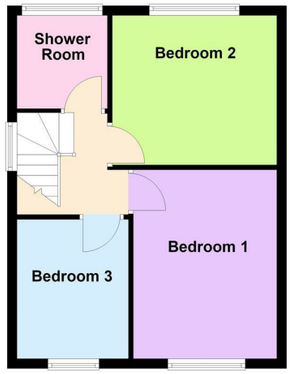
Bedroom Three
9'3 x 7'8 (2.82m x 2.34m)

Shower Room
7'6 x 6'2 (2.29m x 1.88m)

Ground Floor



First Floor





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.

265 Blaby Road, Enderby, Leicestershire, LE19 2BH

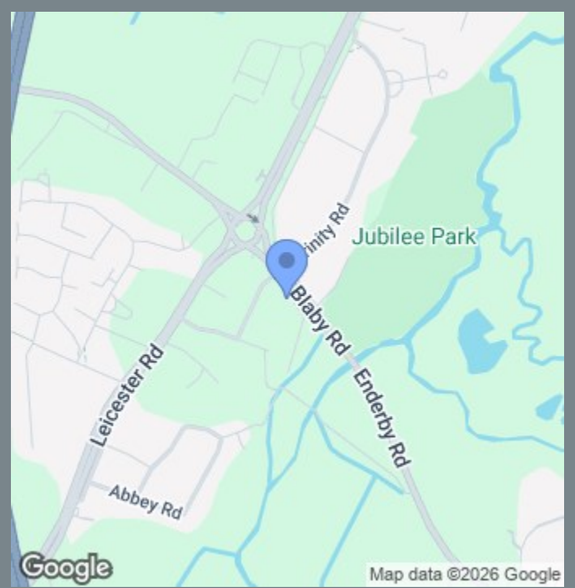
£230,000

OVERVIEW

- Lovely Family Home
- Great Location
- Hallway & Spacious Lounge
- Utility & Dining Kitchen With French Doors
- Three Good Sized Bedrooms
- Modern Shower Room
- Driveway & Fabulous Rear Garden
- Viewing Is Highly Recommended
- EER Rating - tbc, Freehold
- Council Tax Band - B

LOCATION LOCATION....

Blaby Road enjoys a fantastic position within the highly convenient & popular Enderby. The location is particularly appealing, with Palmers Garden Centre & its popular café nearby, whilst the bustling village centre of Enderby offers a Co-op supermarket, independent shops, cafés, traditional public houses & a welcoming community atmosphere. Families are well catered for with Brockington College, Danemill Primary School & Glen Hills Primary School within easy reach. For those who enjoy the outdoors, the lovely Jubilee Park offers riverside walks, open green spaces & children's play facilities, whilst nearby Everards Meadows provides beautiful walking & cycling routes alongside its popular coffee house. Enderby Leisure Centre offers swimming, fitness facilities & sporting activities, with St John's Community Centre providing a welcoming hub for local gatherings. The renowned Fosse Park shopping centre & Meridian Leisure Park offer a fantastic selection of shops, restaurants & entertainment. Commuters will appreciate excellent access to the M1/M69 motorway networks, A563, Enderby Park & Ride & nearby Narborough railway station, making this a wonderfully connected location with so much to enjoy close to home.











THE INSIDE STORY

Situated in a great location, this lovely three bedroom family home offers a wonderful opportunity for its new owners to move in & add their own personal touches. Stepping inside, the welcoming entrance hallway has stairs rising to the first floor & doors leading into the ground floor accommodation. The generously sized lounge is a lovely space to relax & unwind, with an attractive box bay window to the front allowing plenty of natural light to flood in, creating a bright & inviting room perfect for cosy evenings in front of the television or spending quality time together as a family. The dining kitchen really is the heart of the home, fitted with a range of wall & base units providing plenty of storage & preparation space, whilst the fitted breakfast bar offers a lovely spot for informal dining, morning coffees or catching up over breakfast before the busy day begins. French doors open directly onto the rear garden, allowing the outside in during the warmer months & making this a wonderful space for entertaining family & friends. A handy separate utility room provides that all-important additional space for laundry & everyday household essentials, helping to keep the kitchen clutter free. Upstairs, the landing leads to three bedrooms, each offering the flexibility to suit a variety of needs, whether that be comfortable sleeping accommodation, a nursery, guest bedroom or a peaceful home office. A modern shower room completes the first floor accommodation. Outside, the property continues to impress, with a driveway to the front providing off road parking, whilst to the rear lies an extensive garden offering fantastic space for the whole family to enjoy. With a patio area ideal for summer barbecues alfresco dining, or simply sitting back with a glass of something chilled, the generous lawn provides plenty of room for children to play, pets to explore or keen gardeners to get creative.







