

1a Lutterworth Road Blaby, Leicester, LE9 1RG
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Room Sizes

Hallway

9 max x 5 max

Living Room

22'10 x 11

Dining Area

11 x 10

Dining Kitchen

16 max a 10 max

Utility Room

7 x 6'11

Storage Garage

First Floor Landing

13'11 x 3

Bedroom One

13 x 11

Bedroom Two

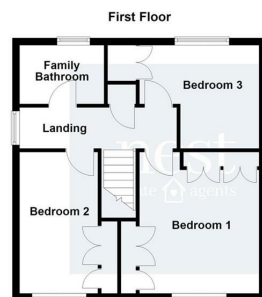
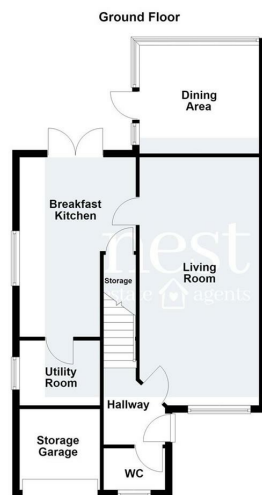
13 x 7

Bedroom Three

11 mac x 8'11 max

Family Bathroom

8 x 6



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 who will be pleased to arrange an appointment to view. Or visit our website at 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.

Carter Close, Enderby, Leicester LE19 4NZ

Offers Over £330,000

The Story Begins

- Wonderful Detached Family Home
- Well Proportioned Accomodation
- Entrance Hallway & Downstairs WC
- Living Room & Dining Area
- Stylish Breakfast Kitchen & Utility Room
- Three Double Bedrooms
- Modern Family Bathroom
- Enclosed Rear Garden
- Driveway & Garage
- Freehold, Council Tax Band C, Energy Rating C

Location Is Everything

Enjoy village living with an excellent range of amenities right on your doorstep. Enderby is a thriving village situated to the south-west of Leicester, offering everything needed for modern family life. There are a variety of local shops catering for everyday needs, a leisure centre with a swimming pool, tennis courts, a nine-hole golf course, a popular cricket club, fashionable restaurants and traditional pubs.

Families are well served by reputable local schools, including Enderby Danemill Primary School and Brockington College. The village also benefits from excellent transport links, with easy access to Leicester city centre via the Park and Ride, the motorway network and nearby Fosse Shopping Park, making it an ideal location for commuters and families alike.



Inside Story

Situated in a popular location within walking distance of a range of local amenities, this wonderful detached family home offers beautifully presented and well-proportioned accommodation, making it an excellent choice for modern family living.

Stepping into the welcoming entrance hallway, the tasteful décor and attractive flooring immediately set the tone for the rest of the home. The hallway provides access to the staircase rising to the first floor and a convenient downstairs WC.

The living room is a lovely, comfortable space, perfect for relaxing at the end of the day. Beyond, the conservatory has been enhanced with a solid roof conversion, creating a room that can be enjoyed all year round. Currently used as a dining room, this versatile space would also make an ideal family room or playroom, adapting effortlessly to suit your lifestyle.

The stylish breakfast kitchen is fitted with pale blue units, complemented by wood-effect work surfaces, a breakfast bar and integrated appliances. French doors open directly onto the garden, while a useful understairs cupboard and separate utility room provide excellent storage and practicality for busy family life.

The first floor offers three generous double bedrooms, each with built-in wardrobes. Completing the accommodation is a contemporary family bathroom, fitted with a bath and shower over, pedestal wash hand basin, low-level WC, heated towel rail and attractive grey metro tiling.

Outside, a driveway provides off-road parking and leads to the storage garage, with gated side access to the rear garden. The garden offers a wonderful opportunity for the next owners to make it their own. Whilst the existing decked area would benefit from replacement, it could easily be transformed into a patio. The generous lawn and the property's orientation create a lovely sense of privacy, making it a wonderful space to enjoy with family and friends throughout the warmer months.

