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

Kitchen
13'9 x 6'4 (4.19m x 1.93m)

Lounge
15'11 x 12'4 (4.85m x 3.76m)

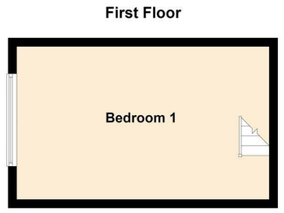
Sitting/Dining Room
14'10 x 9' (4.52m x 2.74m)

Bedroom Two
10'3 x 9'5 (3.12m x 2.87m)

Shower Room
5'10 x 6'3 (1.78m x 1.91m)

Bedroom One
11'4 x 19'3 (3.45m x 5.87m)







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.

6 Conery Lane, Enderby, Leicestershire, LE19 4AB

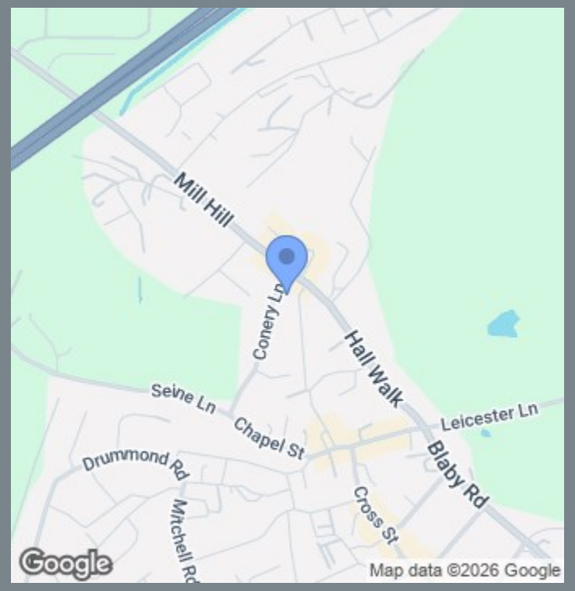
Offers In Excess Of £280,000

OVERVIEW

- Beautiful, Extended Bungalow
- Fabulous Village Location
- Fitted Kitchen & Spacious Lounge
- Sitting/Dining Room
- Two Bedrooms
- Modern Shower Room
- Driveway & Detached Garage
- Walled, Mature Garden
- Viewing Is Essential
- EER - tbc, Freehold, Tax - C

LOCATION LOCATION....

Conery Lane enjoys a lovely position within the popular village of Enderby, with village life & everyday conveniences all close at hand. The centre of Enderby is within easy reach, offering a Co-op, convenience stores, independent shops, cafés, pubs, takeaways & useful services, while Fosse Park is only a short drive away for a fantastic choice of shopping, dining & leisure. Families are well catered for with Enderby Danemill Primary School & Brockington College both nearby, while the village has a strong community feel with local clubs, sports teams & activities. There are plenty of opportunities to enjoy the outdoors too, with recreation grounds, children's play areas & pleasant walking routes around the village and into the surrounding countryside, while Everards Meadows provides a lovely destination for walking, cycling & relaxing by the water. Commuters are particularly well placed, with Narborough railway station within easy reach, regular bus services towards Leicester & Fosse Park, the handy Enderby Park & Ride and excellent road links to the A563, M1 & M69. With village amenities, schooling, green spaces & fantastic transport connections all close by, Conery Lane offers a wonderfully convenient place to call home.











THE INSIDE STORY

Beautifully presented & full of charm this lovely bungalow enjoys a wonderful village setting & offers surprisingly spacious accommodation with flexible living areas & a pretty walled garden. Step inside to a welcoming kitchen fitted with a range of wooden wall & base cabinets complemented by work surfaces providing plenty of storage & preparation space for everyday cooking. The spacious lounge is a comfortable room with a window to the front bringing in plenty of natural light while a feature fireplace creates a cosy focal point. There is ample space for generous seating making this an inviting room for relaxing at the end of the day or enjoying time with family & friends. An inner lobby leads through to a versatile second sitting room which provides another lovely reception space. Currently enjoyed as a comfortable place to relax it could easily become a dedicated dining room with plenty of space for a table & chairs if preferred. Patio doors open directly onto the garden allowing you to enjoy the outlook & creating an easy flow outside during the warmer months. Bedroom two is conveniently positioned on the ground floor & benefits from fitted wardrobes while the modern shower room completes the downstairs accommodation. Stairs rise to bedroom one which creates a wonderfully private retreat away from the main living areas. This generous room also benefits from fitted wardrobes providing excellent storage while leaving plenty of space for additional bedroom furniture. Outside a driveway provides off road parking & leads to the detached garage. To the rear is a delightful walled garden offering a lovely sense of privacy with a patio perfect for outdoor dining a lawn & colourful planted borders. Whether enjoying a morning coffee pottering amongst the flowers or entertaining on a summer evening this is a charming outdoor space to enjoy.







