

FLOOR PLAN

- DIMENSIONS**
- Entrance Hall**
13'01 x 6'01 (3.99m x 1.85m)
 - Living Room**
11'00 x 11'02 (3.35m x 3.40m)
 - Kitchen Diner**
17'03 x 12'11 (5.26m x 3.94m)
 - Lean To**
3'01 x 9'06 (0.94m x 2.90m)
 - Utility**
4'04 x 2'10 (1.32m x 0.86m)
 - Downstairs WC**
 - Bedroom One**
12'03 x 9'08 (3.73m x 2.95m)
 - Bedroom Two**
10'08 x 9'04 (3.25m x 2.84m)
 - Bedroom Three**
9'04 x 7'07 (2.84m x 2.31m)
 - Family Bathroom**
6'02 x 6'04 (1.88m x 1.93m)



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/
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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.

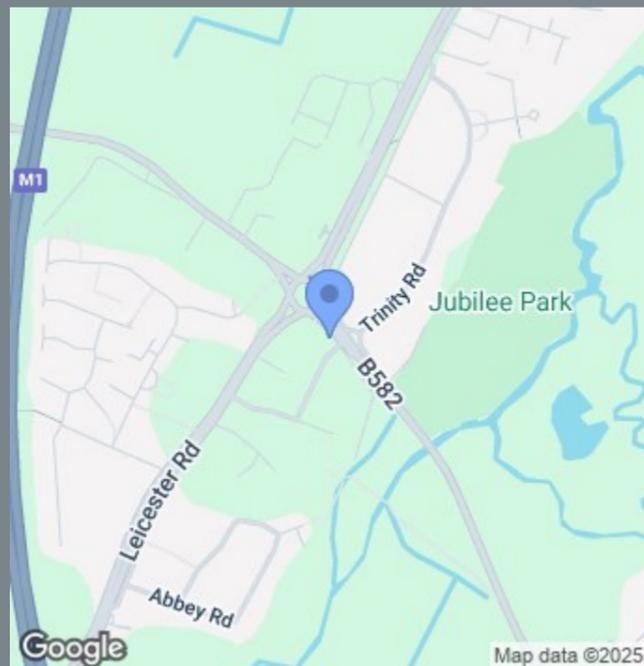
251 Blaby Road, Enderby, Leicester, LE19 2BH
Asking Price £260,000

OVERVIEW

- Three Spacious Bedrooms
- Downstairs WC & Utility Area
- Large & Lovely Rear Garden
- Driveway For Multiple Cars
- Perfect Family Home
- Great Location, Transport, Local Amenities
- Viewings Highly Advised
- EPC Rating - D
- Council Tax band - B
- Freehold Property

LOCATION LOCATION....

Blaby Road in Enderby is a well-connected and sought-after area offering a great mix of suburban comfort and local convenience. The neighbourhood has a friendly, community feel with a range of nearby amenities including shops, cafes, and parks, making it ideal for families and professionals alike. Residents benefit from good local schools, reliable public transport links, and easy access to Leicester city centre. With a balance of green spaces and everyday essentials close by, it's a pleasant and practical place to call home.



THE INSIDE STORY

Nestled along the popular Blaby Road in Enderby, this charming three-bedroom semi-detached home is perfect for first-time buyers seeking space, character, and convenience. As you step inside, you're welcomed by a bright entrance hall leading into a cosy living room featuring a traditional fireplace and a beautiful bay window that fills the space with natural light. The spacious kitchen diner offers a rustic charm, complete with a large window overlooking the rear garden, making it a warm and inviting hub for family life.

From the kitchen, you'll find handy under-stair storage, a lean-to area, a practical utility space, a downstairs WC, and access to the garden.

Upstairs, the home offers two generous double bedrooms and a good-sized single, along with a well-appointed family bathroom featuring a bathtub with shower over, WC, and sink.

The rear garden is a true highlight—sunny and private with a slabbed patio, a generous lawn, mature shrubs, fruit trees, and a large shed at the bottom—perfect for relaxing or entertaining. The property also benefits from a driveway to the front, completing this ideal starter home in a well-connected and friendly neighbourhood.

