

FLOOR PLAN

DIMENSIONS

Porch
6'02 x 5'07 (1.88m x 1.70m)

Living Room
24'11 x 16'08 max (7.59m x 5.08m max)

Dining Kitchen
17'04 x 15'08 max (5.28m x 4.78m max)

Landing

Bedroom One
15'10 x 7'08 (4.83m x 2.34m)

En Suite
7'03 x 7'05 (2.21m x 2.26m)

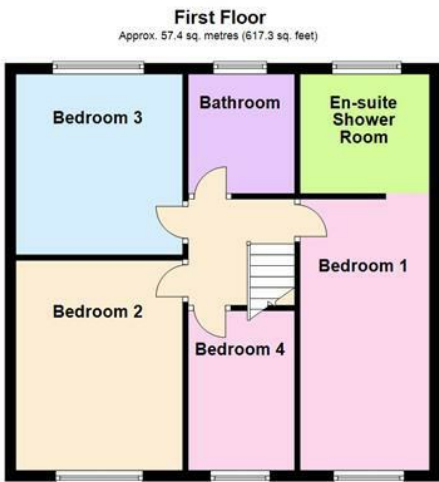
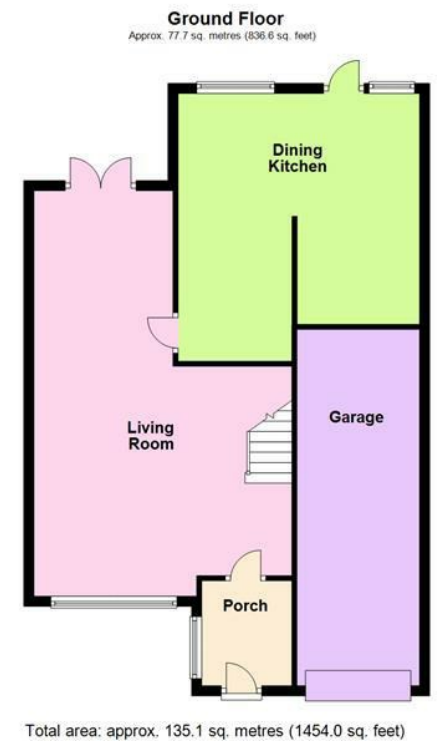
Bedroom Two
13'01 x 10' (3.99m x 3.05m)

Bedroom Three
11' x 10' (3.35m x 3.05m)

Bedroom Four
9'11 x 6'05 (3.02m x 1.96m)

Bathroom
7'03 x 6'06 (2.21m x 1.98m)

Garage
23'01 x 7'08 (7.04m x 2.34m)



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.

31 Coleridge Drive, Enderby, Leicestershire, LE19 4QF
Offers Over £280,000

OVERVIEW

- Beautiful Extended Family Home
- Fabulous Location With Park To Rear
- Porch & Living Room
- Dining Kitchen
- Four Bedrooms
- En Suite & Bathroom
- Driveway & Garage
- Mature Rear Garden
- Viewing Is A Must
- EER - C, Freehold, Tax Band - B

LOCATION LOCATION....

Enderby offers a delightful blend of historical charm and modern convenience. Nestled in the picturesque English countryside, this quaint village boasts a rich heritage evident in its historic buildings, including the renowned parish church of St. John the Baptist. Residents enjoy a range of amenities, from local shops and restaurants to scenic walking trails and parks. With excellent transportation links and access to quality education, Enderby provides a tranquil yet well-connected lifestyle, making it a sought-after destination for those seeking the perfect balance between rural serenity and urban accessibility.



THE INSIDE STORY

Nestled in a fabulous location, this extended family home offers the perfect blend of warmth and elegance. As you step onto the good-sized porch, you'll find ample space for coats, shoes. Entering the home, you're welcomed into a spacious living room, filled with natural light from a window to the front and French doors that open to the rear, offering stunning views of the garden. The room is warmed by a log burning stove, creating an inviting atmosphere for family gatherings and cosy nights in. The dining kitchen is a chef's dream, featuring ample wall and base cabinets, a sink with a drainer and mixer tap, and plumbing for a washing machine and dishwasher. There's plenty of space for a fridge freezer and there is a range master cooker with two ovens, a slow oven, grill, five hobs, and a hot plate. The kitchen also offers a delightful area for a table and chairs, perfect for enjoying meals or entertaining guests. Upstairs, you'll find four bedrooms, including a luxurious primary suite with an en suite shower room. The family bathroom boasts a white three-piece suite comprising of low level wc, wash hand basin and bath with shower over. Outside, a driveway and a good-sized garage provide ample parking and practical storage. The beautiful, well-maintained rear garden features a lovely seating area and a gate that leads directly onto the park, making this home a true sanctuary.

