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 Porch

**Entrance Hall** 6'09 x 11'01 (2.06m x 3.38m)

**Living Room** 13'08 x 10'11 (4.17m x 3.33m)

**Dining Room** 13'02 x 10'11 (4.01m x 3.33m)

**Conservatory** 10'00 x 9'04 (3.05m x 2.84m)

**Kitchen** 8'02 x 7'02 (2.49m x 2.18m)

Utility Area 2'09 x 5'06 (0.84m x 1.68m)

Downstairs WC

**Bedroom One** 11 x 13'07 (3.35m x 4.14m)

**Bedroom Two** 11'02 x 10'10 (3.40m x 3.30m)

**Bedroom Three** 8'05 x 6'10 (2.57m x 2.08m)

Family Bathroom

**Garage** 16'01 x 8'04 (4.90m x 2.54m)



otal area: approx. 90.2 sq. metres





ITEWING Via our office at 22a Cross Street, Enderby, LE19 4NJ
Clephone: 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 is no delay in agreeing a sale.

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These details do not constitute part of an offer or contract.

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#### **OVERVIEW**

- · Three Bedroom Semi Detached
- · Driveway & Garage
- Downstairs WC
- · No Onward Chain
- · Secure & Low Maintenance Garden
- · Viewings Highly Advised
- · Local Amenities Close By
- EPC Rating C
- · Freehold Property
- · Council Tax Band B

## LOCATION LOCATION....

Federation Street in Enderby is a pleasant residential road located in the heart of this popular Leicestershire village. The area has a welcoming, community feel, with a mix of charming period cottages and modern family homes. Residents enjoy excellent local amenities within walking distance, including village shops, cosy pubs, cafes, and well-regarded schools. Federation Street benefits from easy access to beautiful green spaces and local parks, perfect for families and dog walkers alike. Commuters appreciate the convenient transport links, with quick routes to Leicester city centre and nearby motorway connections. Overall, Federation Street offers a delightful blend of village charm and modern convenience, making it a desirable location for a range of buyers.











## THE INSIDE STORY

Offered for sale with no onward chain, this well-presented three-bedroom semi-detached home is perfectly situated on the desirable Federation Street in Enderby — an ideal opportunity for first-time buyers or those looking to move straight in and make it their own.

The property benefits from a paved driveway providing off-road parking and a practical entrance porch welcoming you inside. The spacious hallway features an impressively large under-stairs storage cupboard, offering ample space to keep your home clutter-free.

On the ground floor, you'll find a bright and comfortable lounge leading through to a separate dining room, perfect for family meals and entertaining guests. The dining room opens into a conservatory, which overlooks the rear garden and creates a pleasant additional living space. The kitchen, although compact, is highly functional and complemented by a handy utility/pantry area and a convenient downstairs WC.

Upstairs, the property offers three bedrooms — two generous doubles and a well-proportioned single — along with a family bathroom.

To the rear, the garden is a good size and designed for low maintenance, featuring attractive paving and well-kept plant pots that add a splash of colour throughout the year.

This lovely home combines comfort and practicality in a fantastic village location, with excellent local amenities and transport links nearby. An ideal choice for first-time buyers ready to step onto the property ladder with the added benefit of no onward chain.







