22a Cross Street, Enderby LE19 4NJ Telephone: 0116 286 9700 • Email: sales@nestegg-properties.co.uk www.nestegg-properties.co.uk

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FLOOR PLAN

DIMENSIONS

Kitchen 12'4 x 9'0 (3.76m x 2.74m)

Lounge / Dining Room 12'4 x 12'4 (3.76m x 3.76m)

Bedroom One 11'2 x 11'2 (3.40m x 3.40m)

Modern Bathroom 6'11 x 5'1 (2.11m x 1.55m)

Storage Room



Total area: approx. 60.3 sq. metres



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 h

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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 mus 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 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.

129 Queens Drive, Enderby, Leicester, LE19 2LL Offers Over £120,000



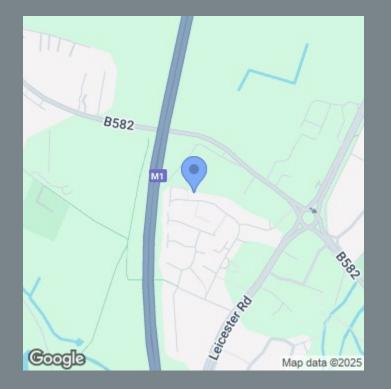
OVERVIEW

- One Bedroom Apartment
- First Floor Level
- · Completely Renovated Throughout
- Amazing new Kitchen
- 125 years on Lease from 2002
- £10 annual ground rent
- Service Charge £507.67
- Council Tax Band A
- EPC C
- No Onward Chain

LOCATION LOCATION....

Queens Drive is situated in the heart of Enderby, a wellconnected and increasingly popular village in Leicestershire, known for its balance of suburban calm and urban accessibility. The area is predominantly residential, offering a mix of homes including midcentury builds, terraced housing, and some newer developments, making it attractive to families, first-time buyers, and investors alike.

Enderby itself boasts a strong sense of community, with local shops, cafes, pubs, and essential amenities all within easy reach. Residents of Queens Drive benefit from close proximity to Fosse Park Shopping Centre, one of the region's largest retail hubs, as well as Grove Park and Meridian Leisure Park, which offer cinemas, restaurants, and gyms.











THE INSIDE STORY

Offered to the market with no onward chain, this beautifully renovated one-bedroom first floor flat on Queens Drive, Enderby is perfect for first-time buyers or investors alike.

The property has been completely modernised throughout, boasting a brand new boiler, updated electrics, and an impressive contemporary kitchen with sleek, integrated appliances.

Upon entering, you're welcomed by a bright entrance hall, leading to a handy storage cupboard and a spacious walk-in storage room, ideal for coats, bikes or household items.

The modern bathroom has been stylishly finished and features a shower over the bath, sink, and WC. The generous living area is light and welcoming, perfect for relaxing or entertaining.

A standout feature is the secure intercom entry system, allowing you to greet and grant access to guests from the comfort of your home.

Set in a convenient location within walking distance of local amenities, with excellent transport links and access to major roads, this is a superb opportunity to step onto the property ladder or add a solid investment to your portfolio.

