

FLOOR PLAN

DIMENSIONS

Lounge / Dining Room
29'06 x 12'00 (8.99m x 3.66m)

Kitchen
11'20 x 7'11 (3.35m x 2.41m)

Utility Room
11'10 x 7'00 (3.61m x 2.13m)

Downstairs WC

Bedroom One
14'07 x 9'00 (4.45m x 2.74m)

Bedroom Three
12'01 x 7'06 (3.68m x 2.29m)

Bedroom Two
11'07 x 8'02 (3.53m x 2.49m)

Shower Room

Garage
16'11 x 8'09 (5.16m x 2.67m)



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.

91 Coleridge Drive, Enderby, Leicester, Leicestershire, LE19 4QH

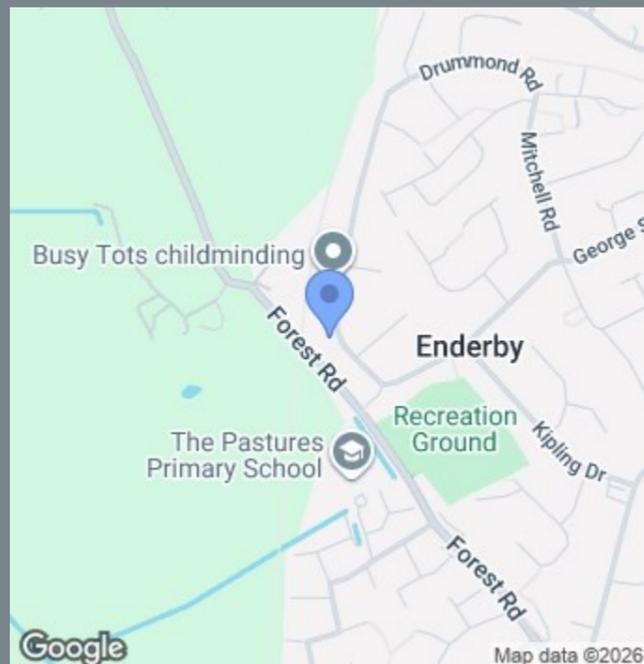
£325,000

OVERVIEW

- Three Double Bedrooms
- Utility Room & Downstairs WC
- Stunning Family Home
- Amazing South West Facing garden
- Garage & Ample Driveway
- Viewings Highly Advised
- Extended Living Space
- EPC Rating -
- Freehold Property
- Council Tax band - B

LOCATION LOCATION....

Coleridge Drive in Enderby is a quiet, family-friendly residential street located in a well-established part of the village. The area is known for its tidy homes, green spaces, and easy access to everyday amenities, including local shops, supermarkets, schools, and healthcare facilities. Enderby itself has a strong community feel while offering convenient transport links to Leicester city centre and the M1/M69 motorway network, making it popular with commuters. Nearby parks and countryside walks add to the appeal, giving the area a balanced mix of suburban comfort and accessible outdoor space.



THE INSIDE STORY

This beautifully extended property offers a modern yet cosy feel from the moment you step inside. The welcoming entrance opens into an impressive 29ft open-plan dining and lounge area, creating a fantastic sense of space ideal for both everyday living and entertaining. A stylish gas fireplace adds warmth and character, while stunning bi-fold doors flood the room with natural light and open directly onto the rear garden.

From the lounge, you have access to the recently modernised kitchen, thoughtfully designed with integrated appliances and ample storage. The extension continues to provide a practical utility area and a convenient downstairs WC, with additional access to both the rear garden and the front of the property.

Upstairs, the home boasts three generous double bedrooms, two of which benefit from built-in wardrobes. A contemporary family shower room features a walk-in shower, WC, and wash basin, while two handy storage cupboards on the landing add further practicality.

The rear garden is a real standout feature — a substantial, south-west facing space designed for relaxation and entertaining. With a slatted patio area, decking, and a dedicated sunbathing space, the garden has been beautifully landscaped with high-quality plants, creating a private, holiday-like atmosphere. To the rear, there are two large sheds and plenty of room to create an additional seating or entertainment area to suit your needs.

To the front, the property offers a paved driveway and garage, providing ample off-road parking. This is a superb opportunity to purchase a spacious, stylish family home in a sought-after location.

