

FLOOR PLAN

DIMENSIONS

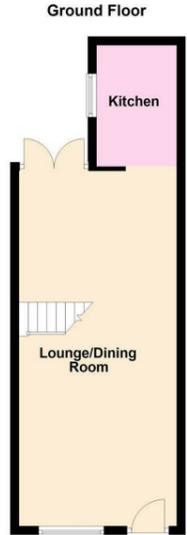
Lounge/Diner
26'9 x 11'11 (8.15m x 3.63m)

Kitchen
9'2 x 6'1 (2.79m x 1.85m)

Bedroom One
13'7 x 11'11 (4.14m x 3.63m)

Bedroom Two
10'6 x 9'6 (3.20m x 2.90m)

Bathroom
9'2 x 6'1 (2.79m x 1.85m)



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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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.

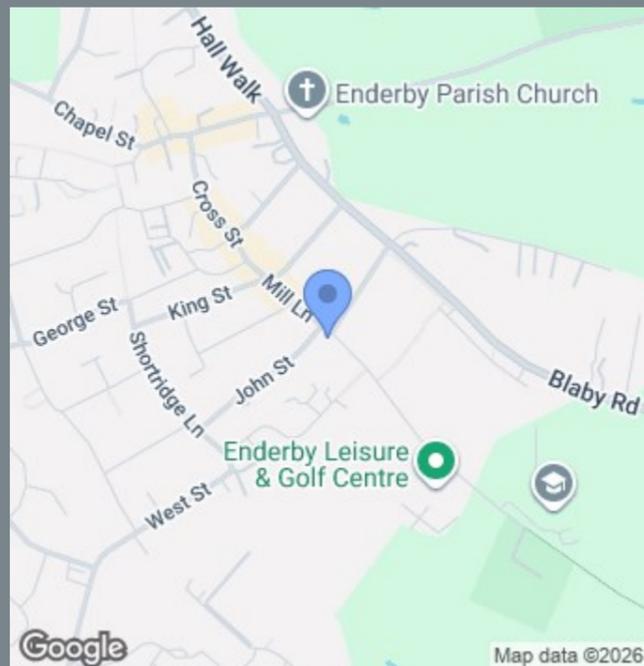
29 Mill Lane, Enderby, Leicester, LE19 4NW
£200,000

OVERVIEW

- Two Double Bedrooms
- Open Plan Kitchen Diner
- Log Burner In The Lounge
- Lovely Landscaped Garden
- Many Local Amenities Close By
- Perfect First Time Buy
- Spacious Family Bathroom
- EPC Rating - D
- Council Tax Band - A
- Freehold Property

LOCATION LOCATION....

Mill Lane, Enderby is situated in a popular and well-established residential area, offering a convenient location close to a range of local amenities. Enderby provides an excellent selection of shops, supermarkets, cafes and restaurants, along with reputable schooling and everyday facilities, making it ideal for families and professionals alike. The property also benefits from excellent transport links, with easy access to the M1 and M69 motorways, Fosse Park shopping centre and Leicester City Centre, as well as nearby countryside walks and green spaces for outdoor enjoyment.



THE INSIDE STORY

A beautifully presented two-bedroom mid-terrace home ideally positioned in a popular and convenient location, offering charming views over the nearby cricket ground to the front and a superb landscaped garden to the rear.

Upon entering the property, you are welcomed into a cosy yet spacious living room, featuring a large front window overlooking the cricket field and a characterful log burner, creating a warm and inviting atmosphere. To the rear is a generous dining room, perfect for entertaining or family meals, which flows through to the kitchen and also provides access to the garden.

The kitchen is compact yet well-equipped, offering everything you need including a dishwasher and with ample cupboard storage and worktop space.

Outside, the property boasts an impressive professionally landscaped rear garden, which is both long and thoughtfully designed. The garden begins with a slabbed patio area with established shrubs and a charming pond feature, leading down to a private rear section that enjoys being a true sun trap and is not overlooked. The rear of the garden offers a lawned area with a large shed, ideal for storage or hobbies.

Upstairs, there are two double bedrooms. The main bedroom benefits from the stunning outlook across the cricket field, while the second double bedroom overlooks the garden and includes a built-in cupboard/wardrobe. Completing the first floor is a large family bathroom fitted with a bath with a shower over it, WC and wash basin.

This lovely home is an excellent opportunity for first-time buyers, conveniently located within walking distance of shops, schools and other local amenities.

