

22a Cross Street, Enderby LE19 4NJ

Telephone: 0116 286 9700 • Email: sales@nestegg-properties.co.uk

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NEST EGG
PROPERTIES

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge Diner
18'11 x 14'7 (5.77m x 4.45m)

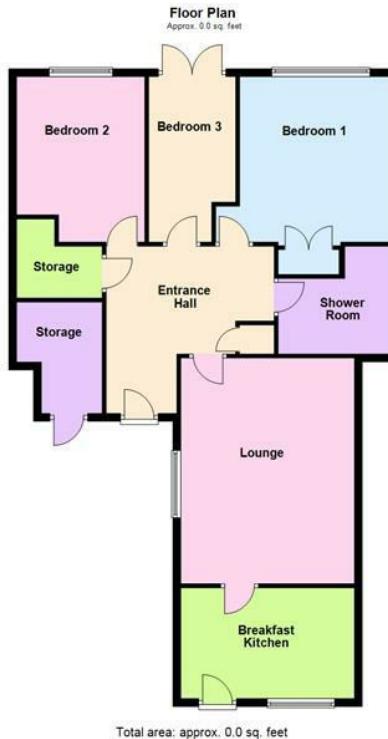
Breakfast Kitchen
8'5 x 14'7 (2.57m x 4.45m)

Bedroom One
13'8 x 12'8 (4.17m x 3.86m)

Bedroom Two
13'8 x 10'8 (4.17m x 3.25m)

Bedroom Three
13'8 x 7'2 (4.17m x 2.18m)

Shower Room
9' x 8'9 (2.74m 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

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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.

68 Spinney Drive, Botcheston, LE9 9FG

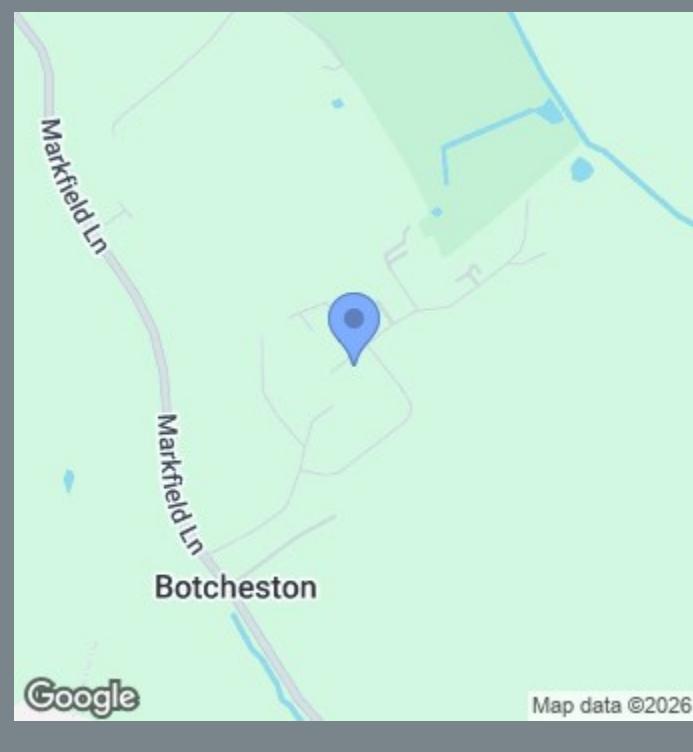
£230,000

OVERVIEW

- Deceptively Spacious Bungalow
- Over 55's & Fabulous Location
- Entrance Hall & Lounge Diner
- Breakfast Kitchen
- Three Bedrooms
- Modern Shower Room
- Parking & Garage
- Viewing Is A Must
- Doorways adapted for Wheelchair Access
- Council Tax Band - C, EPC - D, Freehold

LOCATION LOCATION....

Located in the heart of the charming Botcheston village in Leicestershire, this delightful over-55s development offers more than just a home—it offers a lifestyle. With a warm, welcoming community spirit at its core, residents enjoy a calendar full of social events, from cosy coffee mornings to garden gatherings. A complimentary taxi service at certain times—covered by your bus pass—makes popping into town for a spot of shopping, a visit to a café, or simply a scenic stroll, wonderfully easy. The area is well-connected, with convenient transport links to Leicester and nearby towns, ensuring you're never far from where you want to be. With quaint local shops, friendly cafés, and the peaceful countryside all on your doorstep, life here is as relaxed and connected as you choose it to be.



THE INSIDE STORY

Nestled within a beautifully maintained over-55s development in a charming and vibrant village, this spacious bungalow offers comfortable, stylish living in an idyllic setting. From the moment you step into the welcoming entrance hall—with its handy built-in storage cupboards—you'll appreciate the thoughtful layout and tasteful finishes throughout. The generously proportioned lounge diner is elegantly decorated and features a large side window that fills the room with natural light, alongside a striking feature fireplace that adds warmth and character. The breakfast kitchen is a true highlight, boasting timeless shaker-style cabinetry, contrasting work surfaces, and a range of integrated appliances including an induction hob, eye-level oven, fridge, and a newly installed dishwasher. A convenient breakfast bar provides the perfect spot for informal meals or morning coffee. The property offers three beautifully presented bedrooms and a sleek, modern shower room designed with both comfort and style in mind. Outside, a delightful garden with a dedicated seating area invites you to relax and unwind, while green-fingered residents can take advantage of the option to enjoy their own nearby allotment. The property also benefits from its own parking and a garage, offering both convenience and additional storage. This bungalow blends practical living with a touch of luxury—perfect for those looking to enjoy their retirement in a peaceful and friendly community.

