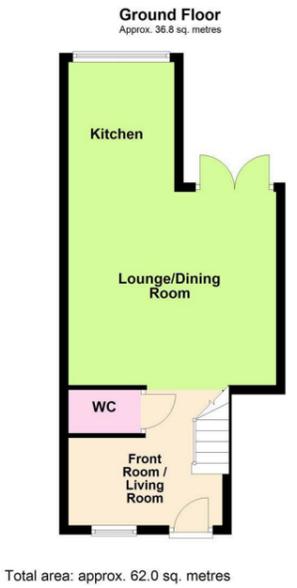


FLOOR PLAN

- DIMENSIONS**
- Front Room / Living Room**
10'01 x 9'07 (3.07m x 2.92m)
- Downstairs WC**
- Open Plan Dining / Living Area**
14'00 x 15'00 (4.27m x 4.57m)
- Kitchen**
9'05 x 7'09 (2.87m x 2.36m)
- Upstairs Landing**
- Bedroom One**
11'07 x 9'04 (3.53m x 2.84m)
- Bedroom Two**
8'02 x 7 (2.49m x 2.13m)
- Family Bathroom**
- Garage**



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 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.

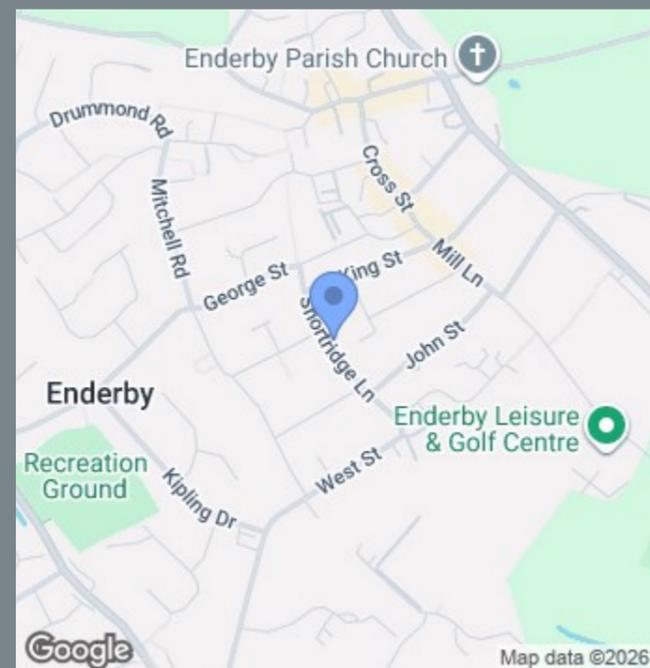
27 Shortridge Lane, Enderby, Leicester, LE19 4PA
Asking Price £180,000

OVERVIEW

- Two Bedroom Maisonette
- Private Rear Garden / Courtyard
- Private Garage & Parking
- No Maintenance or Service Fees
- Leasehold Property - 995 Years Remaining
- Modern Property Throughout
- No Onward Chain
- EPC Rating - C

LOCATION LOCATION....

Enderby offers a delightful blend of historical charm and modern convenience. Nestled in the picturesque English countryside, this quaint village boasts a rich heritage evident in its historic buildings, including the renowned parish church of St. John the Baptist. Residents enjoy a range of amenities, from local shops and restaurants to scenic walking trails and parks. With excellent transportation links and access to quality education, Enderby provides a tranquil yet well-connected lifestyle, making it a sought-after destination for those seeking the perfect balance between rural serenity and urban accessibility.



THE INSIDE STORY

A rare opportunity to purchase this spacious and beautifully presented two-bedroom maisonette set over two floors, offering the feel of a traditional house. Located in a popular residential area of Enderby, this stylish home includes a garage and a private parking space, both included in the sale price. The ground floor welcomes you with a bright front sitting room, complete with under-stairs storage and a convenient downstairs WC. At the heart of the home is a stunning open-plan lounge, dining area, and kitchen, finished to a high standard with integrated appliances and modern fittings. From the kitchen, step out into your own private courtyard garden, a low-maintenance slabbed patio with attractive plant pots—perfect for relaxing or entertaining. Upstairs, the property boasts two generous double bedrooms, both tastefully decorated, and a luxurious family bathroom featuring a bathtub, separate shower cubicle, WC, and basin, all finished in a contemporary style. This home is ideal for first-time buyers or anyone looking for a turnkey property in a well-connected location with excellent local amenities and transport links.

