

FLOOR PLAN

DIMENSIONS

Porch
 3'05 x 5'02 (1.04m x 1.57m)

Entrance Hall

Lounge
 17'04 x 12' (5.28m x 3.66m)

Kitchen
 5'11 x 12' (1.80m x 3.66m)

Sun Room
 7'10 x 13'08 (2.39m x 4.17m)

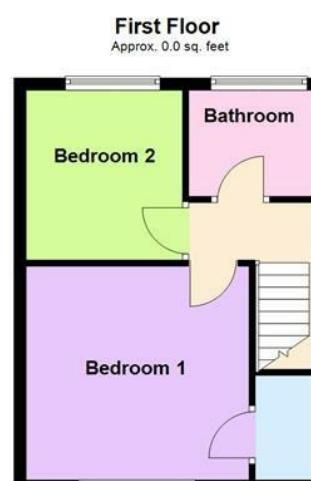
Downstairs Cloakroom
 5' x 2'08 (1.52m x 0.81m)

Landing

Bedroom One
 11'07 x 12' (3.53m x 3.66m)

Bedroom Two
 8'08 x 8'09 (2.64m x 2.67m)

Bathroom
 5'06 x 5'10 (1.68m x 1.78m)



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: 0116 286 9700 • Email: sales@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.

22 Alexander Avenue, Enderby, LE19 4NA

Offers Over £170,000

OVERVIEW

- Ideal First Time Purchase
- No Onward Chain
- Porch & Entrance Hall
- Lounge & Kitchen
- Sun Room & Downstairs Cloakroom
- Two Bedrooms
- Bathroom
- Driveway & Detached Garage To Rear
- Enclosed Garden
- EPC E, Freehold, Tax -

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

Perfect for first-time buyers or investors seeking a chain-free opportunity, this endearing townhouse presents an exciting renovation project brimming with potential. The charming porch invites you into a practical entrance hall, leading to a generously proportioned lounge anchored by a feature fireplace and illuminated by a front-facing window - ideal for creating a warm, social hub. The functional kitchen offers ample scope for modernization, complete with valuable pantry storage, while adjoining sunroom provides a bright transitional space bathed in natural light. Here, elegant French doors unfold to reveal the low-maintenance rear garden, seamlessly blending indoor and outdoor living. A convenient downstairs cloakroom adds practicality to the layout. Upstairs, two well-sized bedrooms offer flexibility and the bathroom is fitted with a white three piece suite comprising low level wc, wash hand basin and bath with shower over. Outside, the enclosed garden features a raised seating area perfect for summer entertaining, complemented by a detached garage and private driveway offering secure storage or vehicle access. With its versatile layout, desirable lack of onward chain, and scope to add value through cosmetic updates, this property represents a golden opportunity.

