22a Cross Street, Enderby LE19 4NJ

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www.nestegg-properties.co.uk

## FLOOR PLAN

## **DIMENSIONS**

Entrance Hall

Lounge Diner 21'7" x 11'5" (6.60 x 3.48)

Kitchen

11'7" x 10'0 (3.53m x 3.05m)

Downstairs Cloakroom 6'2" x 3'2 (1.88m x 0.97m)

Landing

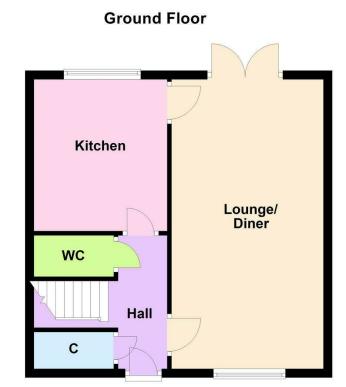
Bedroom One 10'7" x 9'4 (3.23m x 2.84m)

En Suite 8'8" x 10'7 (2.64m x 3.23m)

Bedroom Two 11'5" x 7'3 (3.48m x 2.21m)

Bedroom Three 10'2" x 7'5 (3.10m x 2.26m)

Bathroom 6'7" x 7'6 (2.01m x 2.29m)



**First Floor** 





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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MONEY LAUNDERING Money laundering 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

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 reli
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.

3 Thomas Road, Enderby, LE19 2AG

Offers In Excess Of £299,000

### **OVERVIEW**

- · Stunning Family Home
- · Popular Location
- Entrance Hall
- · Spacious Lounge Diner
- Modern Kitchen & Downstairs Cloakroom
- · Three Bedrooms
- En Suite To Primary & Family Bathroom
- · Driveway, Garage & Garden
- · Viewing Is Essential
- · Freehold, EER C, Tax Band D

## LOCATION LOCATION....

Enderby has everything to offer as a thriving village which is located south west of the city. Enderby offers an excellent range of amenities local shops which cater for day to day living, a leisure centre and a nine hole golf course, fashionable restaurants, pubs, Enderby Danemill Primary School, Brockington College for the older children and all within easy access to the city centre with the Park and ride, motorway networks and Fosse Park Shopping Centre.











# THE INSIDE STORY

Discover this stunning detached home nestled in a modern development, offering a perfect blend of contemporary design and comfort. Situated in a lovely location, this property boasts no onward chain, making it an ideal choice for those looking for a seamless move. Step into the welcoming entrance hall, setting the tone for the rest of the home with its bright and airy ambiance. The spacious lounge diner is perfect for both relaxation and entertaining, featuring a window to the front that allows natural light to flood in, while French doors open up to the garden, creating a seamless indoor-outdoor living experience. The heart of the home, the modern fitted kitchen, is equipped with stylish shaker units, a sink drainer with mixer tap, plumbing for a washing machine and space for a fridge freezer. It also offers space for a table and chairs, making it ideal for breakfast or a morning coffee. Conveniently located on the ground floor, the downstairs cloakroom adds practicality to the layout. The landing provides access to the upper level, where you'll find the bedrooms and bathrooms. This home offers three well-appointed bedrooms, with the primary bedroom featuring fitted wardrobes and an en suite shower room, providing a private retreat. The family bathroom is designed with modern fixtures and fittings, catering to the needs of the entire household. The property includes a driveway and a garage, ensuring ample parking and storage space. The garden, complete with a patio and lawn, is perfect for outdoor enjoyment and relaxation. This beautiful detached home in a modern development is a true gem, offering a perfect combination of style, comfort, and convenience. Don't miss the opportunity to make it your own!







