22a Cross Street, Enderby LE19 4NJ
Telephone: 0116 286 9700 • Email: sales@nestegg-properties.co.uk
www.nestegg-properties.co.uk

NESTEGG PROPERTIES

# FLOOR PLAN

## DIMENSIONS

**Entrance Hall**
3'7 x 9'1 (1.09m x 2.77m)

**Kitchen**
7'8 x 9'10 (2.34m x 3.00m)

**Lounge Diner**
14'11 x 13'9 (4.55m x 4.19m)

**Downstairs WC**
2'11 x 6'1 (0.89m x 1.85m)

**Landing**
3'3 x 5'2 (0.99m x 1.57m)

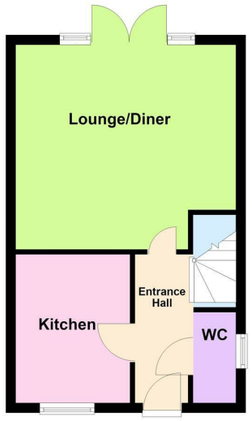
**Bedroom One**
8'3 x 10'6 (2.51m x 3.20m)

**Ensuite - Shower Room**
6'1 x 7'9 (1.85m x 2.36m)

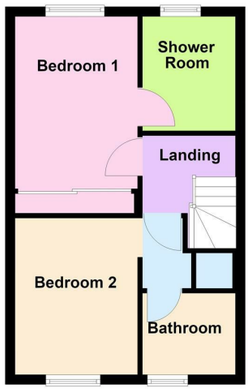
**Bedroom Two**
8'6 x 11'6 (2.59m x 3.51m)

**Ensuite Bathroom**
6'4 x 6'1 (1.93m x 1.85m)

Ground Floor




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/
**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.

10 Garry Street, New Lubbesthorpe, Leicestershire, LE19 4DZ

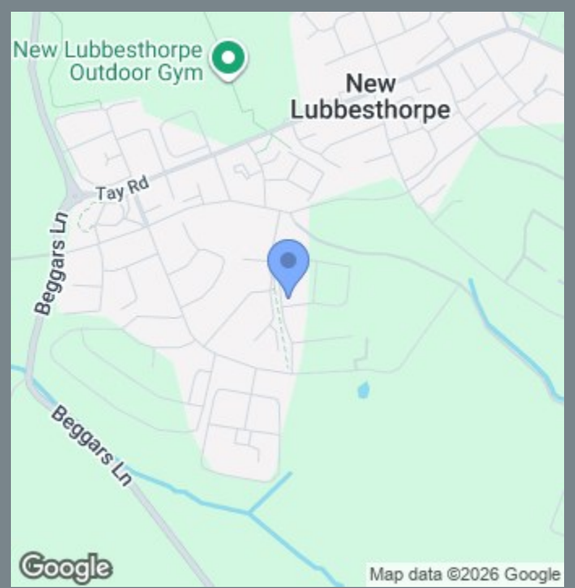
Offers Over £270,000

# OVERVIEW

- Two Bedroom Semi Detached Home
- Modern Fitted Kitchen
- Open Plan Lounge Diner
- Downstairs WC and Built In Storage
- Ensuite Bathroom
- Ensuite Shower Room
- Landscaped Rear Garden With Patio Area
- Parking For Two Cars
- Freehold, Council Tax B, EER Rating B
- Popular New Lubbesthorpe Location, NHBC Cover

# LOCATION LOCATION....

Situated within the popular & growing community of New Lubbesthorpe, Garry Street enjoys a lovely residential setting, ideal for families, professionals & first time buyers alike. This modern development offers a wonderful community feel, with local amenities, green open spaces, children's play areas & walking routes all close by. Families are well catered for with New Lubbesthorpe Primary School nearby, whilst Fosse Park Shopping Centre offers a fantastic selection of shops, restaurants & leisure facilities. Excellent transport links provide easy access to Leicester city centre, the M1, M69 & surrounding villages, making this a great location for everyday living & commuting.












# THE INSIDE STORY

*Nestled in the charming area of Lubbesthorpe, Leicester, this delightful semi-detached house on Garry Street offers a perfect blend of comfort and modern living. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.*
*Step through the doorway into the entrance hall with doors to your downstairs living and stairs to the first floor. The fitted kitchen has an array of wall and base units, integrated appliances including a washing machine, dishwasher and fridge freezer, plus an electric hob, electric oven and extractor. The light and airy lounge diner is a great space, having plenty of room for a table and chairs, making it ideal for entertaining. The lounge area provides a perfect place for relaxing at the end of a long day. A useful storage cupboard provides that much needed space for essentials.*
*There are two double bedrooms with bedroom one having fitted wardrobes and an ensuite shower room, providing a private sanctuary for relaxation and convenience. This thoughtful addition enhances the overall appeal of the property, allowing for a comfortable living experience. The ensuite bathroom is fitted with a bath, low level WC, and wash hand basin. Both bedrooms benefitting from built in storage, a must for any home.*
*The landscaped rear garden is mainly lawned, with a patio area perfect for outside entertaining in the warmer months.*
*To the front is a driveway with parking for two cars. This home has so much to offer and must be viewed to truly appreciate all it has to offer.*







