



Strawberry Gardens, Enderby

 5  4  1

Guide price £775,000



Key Features

- Five Double Bedrooms
- Individual Constructed Detached New Build House
- Ideal Family Home
- Solid Oak Staircase & Oak Doors
- Four Contemporary Fitted Bathrooms
- Secluded Rural Location
- EPC rating B
- Freehold





Newton Fallowell are excited to offer growing families an exciting opportunity to acquire an individually constructed contemporary five-bedroom detached home providing flexible living accommodation with the option for buyers to design their very own 'Wren' kitchen. The ground floor boasts under floor heating, features a light and airy entrance hall with an oak staircase, open plan kitchen/dining/family room with built in appliances, utility, WC and lounge. Upstairs are four well-proportioned double bedrooms, two of which benefit from having en-suite shower rooms and walk in wardrobes, a family bathroom. The main bedroom can be found on the second floor with a modern en-suite. There is a detached double garage with the potential for office space above and a private rear garden. Enjoying field views and situated on the outskirts of the village of Enderby, the home is ideally positioned for swift access to the motorway network and an array of amenities available at Fosse Park Shopping.

Ground Floor Accommodation

A front entrance door with glazing to the side opens into the light and airy entrance hallway featuring an oak staircase rising to the first floor and oak doors giving access to the reception room and an open plan living kitchen diner with a built in tall fridge and tall freezer, double ovens, integrated dishwasher, breakfast island, unit lighting, sliding doors opening to provide access into the private lawned rear garden. There is also under floor heating and an oak door to a utility and proposed WC.

First Floor Accommodation The light and airy landing gives access to four neutrally decorated well proportioned double bedrooms all with carpet flooring and spotlighting. Bedroom two benefits from having an en-suite shower room and potential walk in wardrobe.

Bedroom three benefits from having an en-suite shower room and the fourth bedroom offers a potential walk in wardrobe. There is also a contemporary fitted family bathroom. A further oak staircase rises to the master suite.

Second Floor Accommodation

The master bedroom is larger than normal and features two velux windows, spotlighting, carpet flooring and access to a dressing area which in turn leads to a fabulous modern fitted bathroom suite comprising a free standing bath, shower cubicle, his and her sinks with light up mirrors above and a wc. There is also two velux windows and spotlighting.

Outside

Occupying a tucked away position on the outskirts of the village of Enderby, the plot offers a paved driveway to the front giving access to the detached double garage with the potential to create an office space in the attic. A lawned garden can be found to the rear not overlooked from beyond and featuring a patio area adjacent to the accommodation ideal for outdoor entertaining.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band D. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

Need Independent Mortgage Advice?

We are pleased to introduce Benjamin York, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. He has access to thousands of mortgages, including exclusive deals not available on the high street. His advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. He can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our





office.

Making an Offer

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

Agents Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.



Referrals

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Benjamin York at Chamelo to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a

referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

Free Property Valuations

If you have a house to sell then we would love to provide you with a free no obligation valuation.







