

3 Co-Operation Street, Enderby, LE19 4NG



£1,300 Per Month

Situated in the charming village of Enderby, this beautifully presented three-bedroom semi-detached family home offers a perfect blend of modern comfort and traditional character. Upon entering, you are welcomed by an entrance hall that leads to a delightful bay-fronted lounge, complete with a cosy woodburning stove, ideal for those chilly evenings. The dining room features an original baker's oven, adding a unique touch to the home's character. The heart of the home is undoubtedly the breakfast kitchen, which boasts a range cooker, integrated dishwasher, and ample space for an American fridge freezer, making it a dream for any culinary enthusiast. A convenient rear lobby provides access to a cloakroom/laundry room and the beautifully landscaped garden. The property comprises two generously sized double bedrooms and a single bedroom, perfect for family living. The family bathroom is well-appointed, featuring a shower over the bath for added convenience. Outside, the garden is a true highlight, offering a gated access to a pebbled area with a charming pergola. The generous garden features a lush lawn and several seating areas, perfect for entertaining or simply enjoying the outdoors. The top terrace serves as a sun trap, adorned with attractive sleeper-retained shrub beds, three silver birch trees, and an eucalyptus tree, creating a serene atmosphere. Additional features include a log store and secure storage from Asgard, set on a sturdy concrete base, ensuring practicality and peace of mind. This delightful home is ideally located close to local amenities, making it a perfect choice for families seeking a blend of village life and modern convenience. Don't miss the opportunity to make this charming property your own. AVAILABLE MID OCTOBER.

Service without compromise

Entrance Hall

Enter via a 'Solidor' composite door into the hall where you will find attractive mosaic tiled flooring and the stairs rising to the first floor accommodation.

Lounge 13' x 11'11" (3.96m x 3.63m)



The lovely bay fronted lounge is fitted with wooden blinds, there is an original brick chimney breast housing a wood burning stove and polished floorboards.

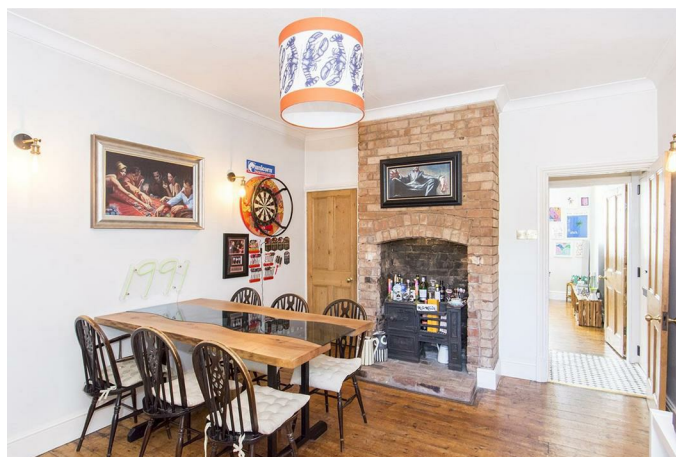
Lounge (Photo 2)



lounge (Photo 3)



Dining Room 13'10" x 12' (4.22m x 3.66m)



The spacious dining room has an original chimney breast housing a cast iron bakers oven and is perfect space to entertain friends and family. There is a large window to the rear aspect, polished floorboards and a useful storage cupboard.

Dining Room (Photo 2)



Breakfast Kitchen (Photo 2)



Breakfast Kitchen 15'3" x 7'11" (4.65m x 2.41m)

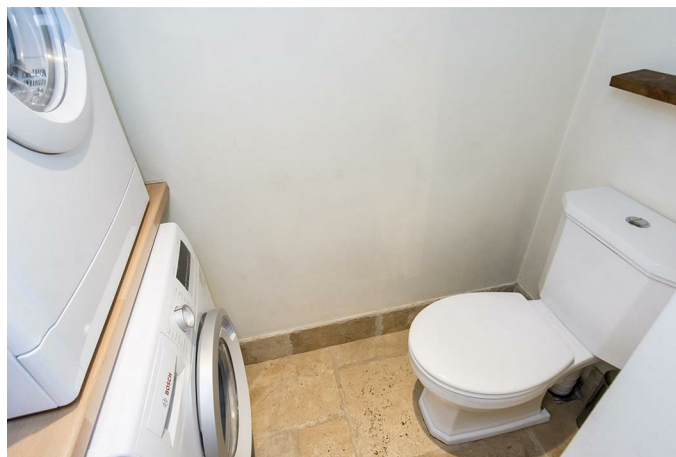


Fitted with a wide range of bespoke solid wood cabinets with complimenting surfaces. Belfast double sink with mixer taps. Range cooker with five ring induction hob and extractor canopy over. Integrated dishwasher. Space for a washing machine and American fridge freezer. There are dual side aspect windows both fitted with wooden blinds. Travertine flooring throughout.

Rear Lobby 8'3" x 3'4" (2.51m x 1.02m)

Enter via a 'Solidor' composite door into the rear lobby which has Travertine flooring and opens into the breakfast kitchen and the laundry/ WC.

Laundry / WC



Fitted with a low level WC and a heated towel rail. There is plumbing and space for a washing machine & tumble dryer. Opaque window to the rear aspect and Travertine flooring.

Landing



The spacious landing has a radiator and original timber internal doors giving access to the bedrooms and bathroom.

Bedroom One 12'9" x 13' (3.89m x 3.96m)

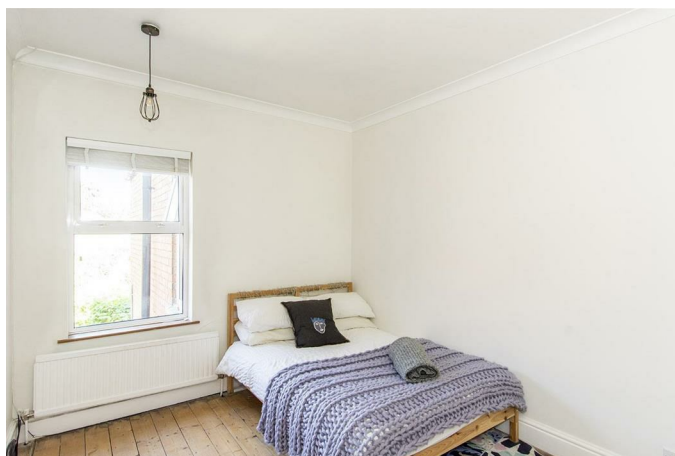


A double bedroom with a sash window to the front aspect which is fitted with wooden blinds. Victorian cast iron fireplace. Walk-in wardrobe and polished floorboards.

Bedroom One (Photo 2)



Bedroom Two 9'8" x 13'8" (2.95m x 4.17m)



A double bedroom with a window to the rear aspect which is fitted with wooden blinds. Victorian cast iron fireplace and polished floorboards.

Bedroom Two (Photo 2)



Bedroom Three/ Dressing Room 3'4" x 5'2" (1.02m x 1.57m)



A single bedroom with a window to the rear aspect which is fitted with wooden blinds. There are fitted cupboards with shelving that houses the Worcester Bosch gas central heating boiler.

Bathroom 4'10" x 7'7" (1.47m x 2.31m)



Fitted with a low level WC. Pedestal hand wash basin. Bath with dual head shower and side screen. Victorian heated towel rail. Ceramic wall and floor tiles. Opaque window to the side aspect

Bathroom (Photo 2)



Garden



Outside, the garden is a true highlight, offering a gated access to a pebbled area with a charming pergola. The generous garden features a lush lawn and several seating areas, perfect for entertaining or simply enjoying the outdoors. The top terrace serves as a sun trap, adorned with attractive sleeper-retained shrub beds, three silver birch trees, and an eucalyptus tree, creating a serene atmosphere. Additional features include a log store and secure storage from Asgard, set on a sturdy concrete base, ensuring practicality and peace of mind.

Garden (Photo 2)



Garden (Photo 3)



Garden (Photo 4)



Additional Information

Council tax band B

Holding deposit based on £1300 rent per calendar month amounting to £300

Damage deposit based on £1300 rent per calendar month amounting to £1500

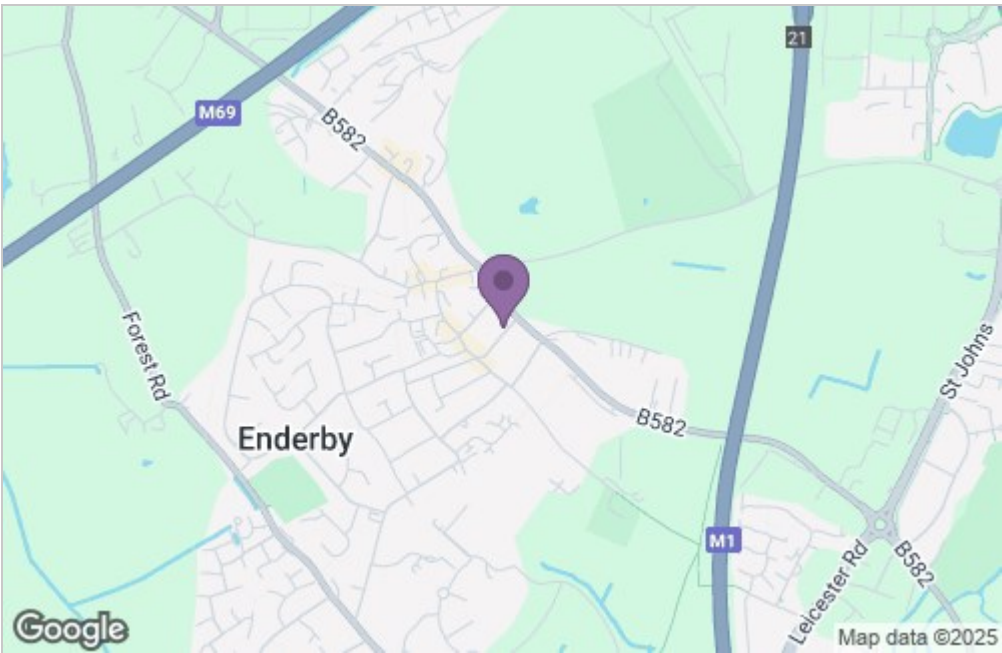
Initial tenancy term 6 months and will revert to a monthly periodic after the initial term

Floor Plan

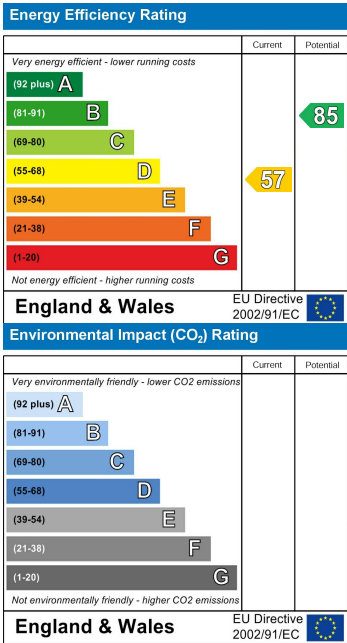


Total area: approx. 89.0 sq. metres (957.9 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise