



**Abbey Road, Enderby, LE19 2DB**

**Offers over £365,000**

**Freehold**

**Taylors**  
Est. 1992



Ideal family home

Off-road parking for multiple cars

Large and private rear garden

Leading onto the river soar, with fishing rights

In need of modernisation

Available with no onward chain

Please contact Taylors to arrange our visit



### Property description

**Entrance hall** 12'5" x 6'3" (3.79 x 1.91)

**Reception room** 25'9" x 11'11" (7.87 x 3.64)

**Kitchen** 8'3" x 7'4" (2.54 x 2.26)

**Dining room** 18'6" x 9'6" (5.66 x 2.91)

**Conservatory** 18'6" x 11'9" (5.66 x 3.60)

**Studio** 14'9" x 8'0" (4.51 x 2.44)

**Master bedroom** 14'3" x 12'4" (4.36 x 3.76)

**Bedroom two** 11'0" x 10'8" (3.36 x 3.26)

**Bedroom three** 9'6" x 7'5" (2.91 x 2.28)

**Family bathroom** 7'5" x 5'4" (2.28 x 1.64)





Ideal family home | Off-road parking for multiple cars | Large and private rear garden, leading on to the River Soar | In need of renovation | Available with no onward chain | Please contact Taylors to arrange your visit

Tucked away on a peaceful residential street in Enderby, this three-bedroom detached home presents a rare opportunity for buyers seeking generous outside space and tranquil views, with the added benefit of fishing rights on the River Soar directly behind the garden.

Set well back from the road with ample driveway parking and a detached layout, the property offers excellent potential for modernisation throughout. The ground floor comprises an extended lounge with striking stone fireplace features, a traditional galley-style kitchen, and a rear dining room overlooking the garden. Upstairs, the home offers three well-proportioned bedrooms and a wet room-style shower suite.

The real highlight lies to the rear: a remarkably deep, mature

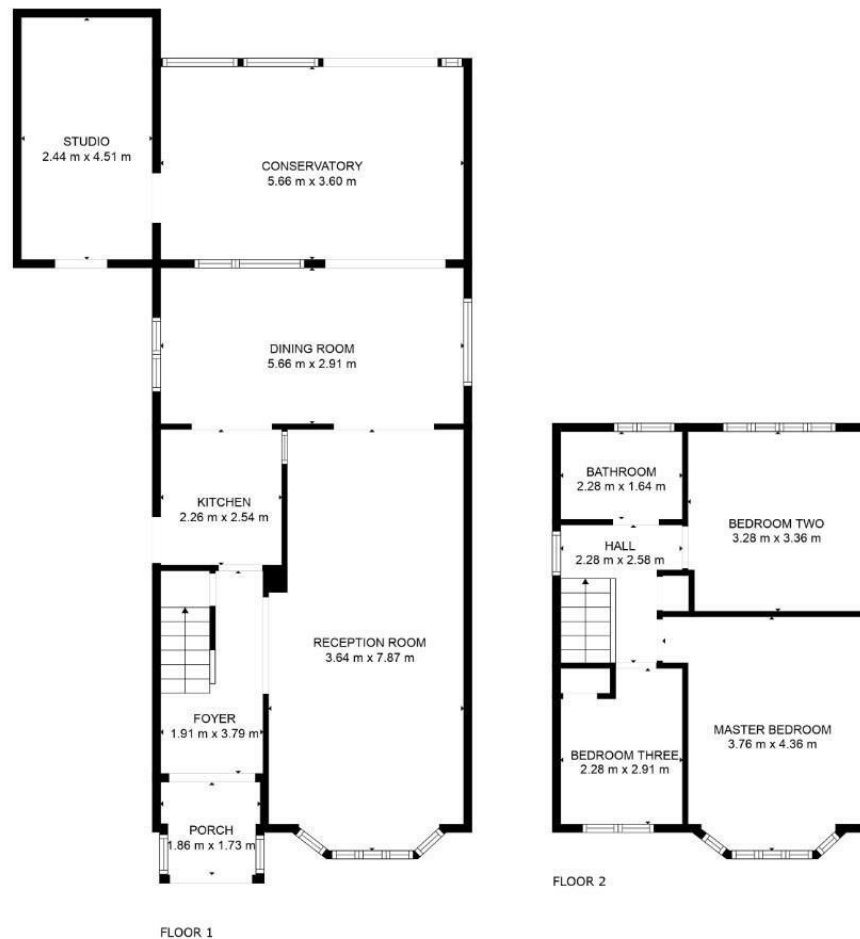
garden that backs directly onto the riverbank. Surrounded by trees and open greenery, it offers both privacy and natural beauty, with direct access for those who enjoy fishing.

This is a home with scope to create something special – ideal for families and buyers looking to enjoy a unique riverside lifestyle in a well-connected Leicestershire village. Viewings are highly recommended to appreciate the setting and potential this home offers.









**TOTAL: 132 m<sup>2</sup>**  
 FLOOR 1: 89 m<sup>2</sup>, FLOOR 2: 43 m<sup>2</sup>  
 EXCLUDED AREAS: PORCH: 3 m<sup>2</sup>

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.