

## **Room Sizes**

Porch

Hallway

**Dining Room** 

Lounge

14'84" x 10'99"

Kitchen

**Utility Area** 

11'59" x 8'65" max

**Downstairs WC** 

Storage

First Floor Landing

**Bedroom One** 

12'27" x 11'

**Bedroom Two** 

**Bedroom Three** 

8'04" x 6'01"

**Separate WC** 

3'18" x 2'53"

Bathroom

7'5" x 6'66"







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



St. Johns, Enderby, Leicester LE19 2BR

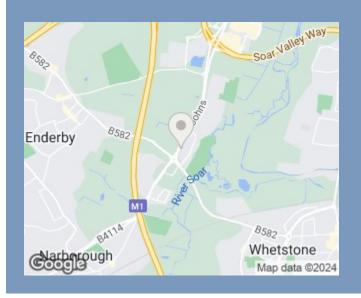
£290,000

## The Story Begins

- Traditional Bay Front Detached Family Home
- Offered For Sale With No Upward Chain
- Porch & Entrance Hall
- Lounge With Bay Window & Dining Room With Feature Fireplace
- Fitted Kitchen, Utility Area & Downstairs WC
- Three Well Proportioned Bedrooms
- Modern Bathroom & Separate WC
- Off Road Parking & Garage
- Breath Taking Rear Garden
- EPC Rating E, Council Tax Band C & Freehold

## Location Is Everything

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.











## **Inside Story**

This traditional bay fronted detached family home comes to the market with the added benefit of no upward chain and must be viewed to appreciate some of the beautiful original features the home still enjoys. Having been in the current family for many years, this home is a blank canvas awaiting for you to add your own stamp. Entering into the porch having plenty of space for coats and wellies with a beautiful arch leading to your front door. The hallway is bright and has stairs rising to the first floor and doors leading into the downstairs accommodation. The dining room has a stunning bay window to the front allowing light to flood through, sliding doors lead you into the lounge with a window giving views over the garden and a gas fire with feature surround. The kitchen is fitted with an array of wall and base units, has a sink draining with mixer tap over and an integrated over with electric hob. The utility area has plumbing for a washing machine, space for a fridge freezer, wall and base units and leads to the downstairs wc, a storage cupboard and the garage. A door leads you to the rear garden. To the first floor are three well proportioned bedrooms, the master having a bay window to the front aspect, the second bedroom is a double with a window to the rear and the third bedroom is a good sized single. The bathroom has a modern pedestal wash hand basin and a white bath with shower over. The wc is low level and separate to the bathroom. Externally this home has off road parking, a garage and a pretty graveled frontage. Prepare to be wowed by the rear garden, non over looked and enclosed. Mainly laid to lawn with mature tress and pretty flowers, there is a greenhouse and a patio area perfect for family BBQ's.







