



2 Jacques Close, Enderby, Leicester, LE19 4RW



Part of  
**SHELDON  
BOSLEY  
KNIGHT**  
LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

A four bedroomed detached family home situated in convenient position within Enderby. With the benefit of gas fired central heating and UPVC double glazing and is approached via an entrance hall, cloaks / w.c, sitting room leading to dining room, kitchen and utility room.

To the first floor there is a landing, master bedroom with en-suite shower room, three further bedrooms and family bathroom.

Outside off road parking, single brick built garage. Front and rear gardens.







## Key Features

- Detached Family Home
- 4 Bedrooms
- Family Bathroom and Ensuite to Master Bedroom
- Off Road Parking and Garage
- Enclosed Rear Garden
- No Upwards Sales Chain
- Gas Central Heating
- UPVC Double Glazing
- EPC - D

**Offers In Excess Of  
£325,000**

## LOCATION

The popular South West Leicestershire village of Enderby has an excellent range of shops, schools, recreational facilities, restaurants and public houses. Fosse Park shopping centre is close by for the commuter the M1 is accessible at junction 21 and Leicester has rail services to London St Pancras.

## VIEWINGS

All viewings should be arranged by calling Andrew Granger & Co on 0116 2429922.

## ACCOMMODATION IN DETAIL

### GROUND FLOOR

#### ENTRANCE HALL

Via UPVC double glazed front door, radiator and staircase rising to the first floor.

#### CLOAKS / W.C

Comprising low flush w.c, wall mounted sink with tiled splashback and UPVC double glazed window to the front elevation.

#### KITCHEN

12'2" x 11'11"

Fitted with a range of base and wall mounted cupboards with worksurface over and tiled surround. Inset sink and drainer unit, space for cooker with extractor fan over, tiled flooring wall mounted radiator and half glazed door to the side elevation.

#### UTILITY ROOM

5'5" x 5'4"

Worksurface with stainless steel sink and drainer unit, plumbing for washing machine, tiled flooring, radiator and wall mounted Worcester gas fired central heating boiler.

#### DINING ROOM

10'7" x 8'1"

Sliding patio doorway leading to the rear gardens, radiator and half glazed doors leading to the sitting room.

#### SITTING ROOM

16'7" (into bay) x 10'7"

UPVC double glazed square bay window to the front elevation, two radiator and mock fireplace.

### FIRST FLOOR

## LANDING

With access to roof void.

#### BEDROOM 1

10'10" x 10'0"

UPVC double glazed window to the front elevation and radiator.

#### EN-SUITE

Comprising low flush w.c, wall mounted sink, shower with tiled surround and extractor fan. UPVC double glazed window to the side elevation.

#### BEDROOM 2

11'11" x 8'8"

UPVC double glazed window to the front elevation, radiator and built in wardrobe.

#### BEDROOM 3

7'3" x 8'6"

UPVC double glazed window to the rear elevation and radiator.

#### BEDROOM 4

7'4" x 6'11"

UPVC double glazed window to the rear elevation and radiator.

#### FAMILY BATHROOM

Comprising low flush w.c, bath with shower attachment, shower with tiled surround, vanity sink unit, floor and wall tiling, towel radiator and UPVC double glazed window to the rear elevation.

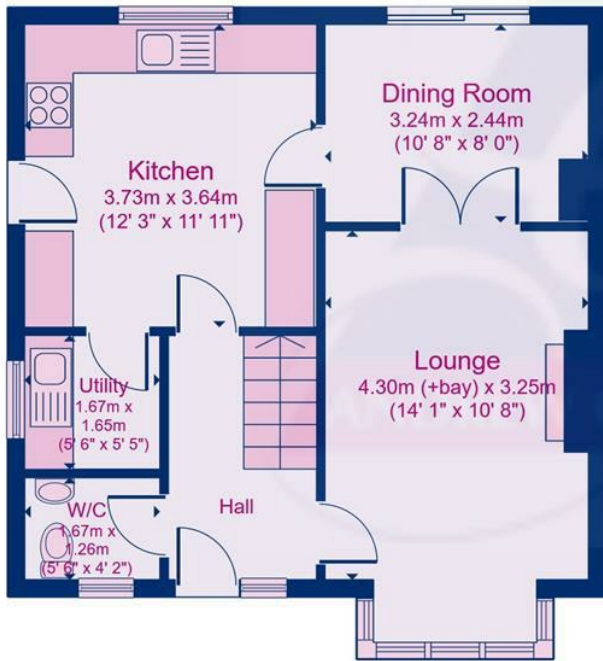
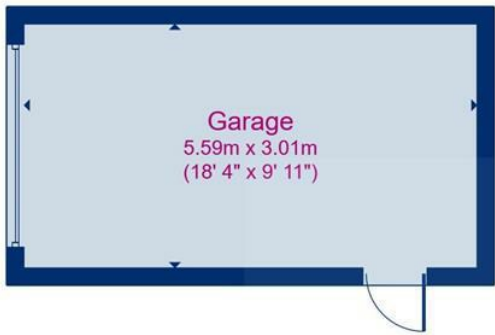
#### OUTSIDE

Front gardens with pathway leading to the property. To the side there is off road parking and access to the garage.

#### GARAGE

9'5" x 18'6"

Roller door and side personnel door leading to the garden.



**Ground Floor**



**First Floor**

Floor plans are for identification purposes only. All measurements are approximate.  
Created using Vision Publisher™

EPC Rating - D

Tenure - Freehold

Council Tax Band - D

Local Authority  
Blaby District Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	80

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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To view this property please contact our Oadby office on 01162 429922



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