



Blaby Road, Enderby, Leicester, LE19 2BH

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**ANDREW
GRANGER & CO**

**SHELDON
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Property Description

Detached three bedroom Bungalow with approx. 3.5 Acres and Countryside Views.

Situated on a generous and private plot, this deceptively spacious detached bungalow offers versatile accommodation and a lifestyle opportunity rarely found. Set within approx. 3.5 acres of adjoining pasture land, this well-maintained home is ideal for those seeking space, tranquillity, and potential for hobby farming, equestrian use, or simply enjoying the outdoors.

The accommodation comprises a welcoming entrance hallway providing access to all main rooms. A bright and expansive living/dining room features a large front-facing window, a charming dual-fuel burner, and a wraparound layout leading into the dining area, which enjoys a bow window and direct access to the conservatory. The conservatory, constructed of brick, block, and uPVC, overlooks the rear garden and surrounding pasture—offering the perfect place to relax with uninterrupted views.

The kitchen is well-equipped with a range of fitted wall and base units, a large range cooker, and space/plumbing for all essential appliances. It also enjoys a rear outlook and access to the garden.

There are three generous double bedrooms, including a master with dual-aspect windows, en-suite shower room, and access to a versatile study in the loft space—ideal as a home office or hobby room. A well-appointed family bathroom features a corner bath, separate shower, and built-in storage, with a separate WC located off the hallway.

Outside, the property benefits from a large gravel driveway providing ample off-road parking, a detached double garage, and a private rear garden with lawn, decking, and two useful storage sheds. The real gem, however, is the approx. 3.5 acres of adjoining pasture land—perfect for nature lovers, smallholding aspirations, or those just seeking peace and space.



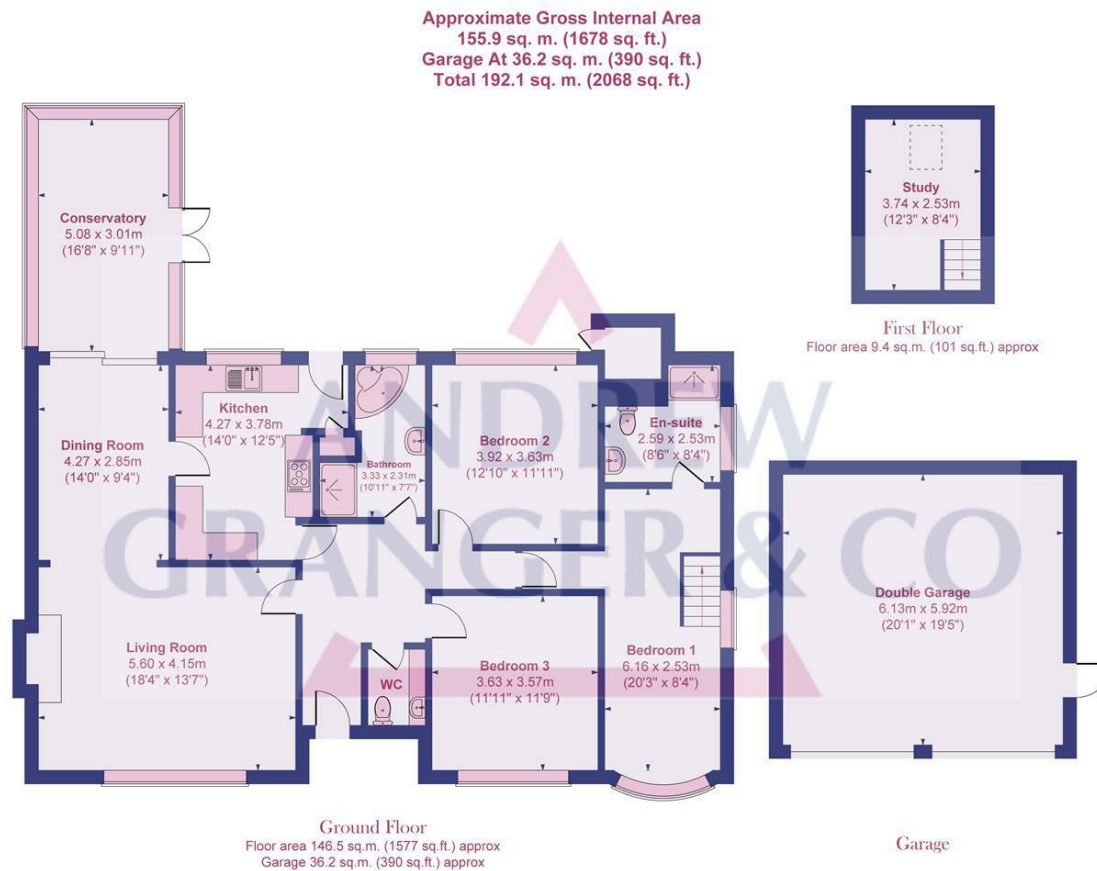


Key Features

- Stunning detached bungalow offer with approx 3.5 acres of pasture land
- Open field views
- Stylish and contemporary finish throughout
- Double garage and off road parking for multiple vehicles
- Close proximity to a number of amenities
- Central heating a double glazing throughout

**Offers Over
£500,000**





Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk



EPC Rating - C

Tenure - Freehold

Council Tax Band - D

Local Authority
Blaby

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for the sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

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