

## FLOOR PLAN

### DIMENSIONS

#### Entrance Hall

#### Lounge

11'08 x 11'06 (3.56m x 3.51m)

#### Dining Room

12' x 11'01 (3.66m x 3.38m)

#### Conservatory

9'07 x 8'10 (2.92m x 2.69m)

#### Kitchen

11'09 x 6'06 (3.58m x 1.98m)

#### Landing

#### Bedroom One

11'09 x 11'01 (3.58m x 3.38m)

#### Bedroom Two

11'06 x 11'01 (3.51m x 3.38m)

#### Bedroom Three

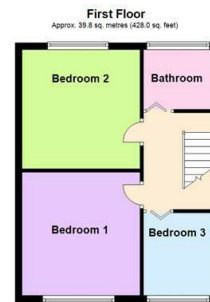
7'11 x 6'05 (2.41m x 1.96m)

#### Bathroom

5'08 x 6'05 (1.73m x 1.96m)



Total area: approx. 91.9 sq. metres (989.3 sq. feet)



81 Blaby Road, Enderby, Leicestershire, LE19 4AQ

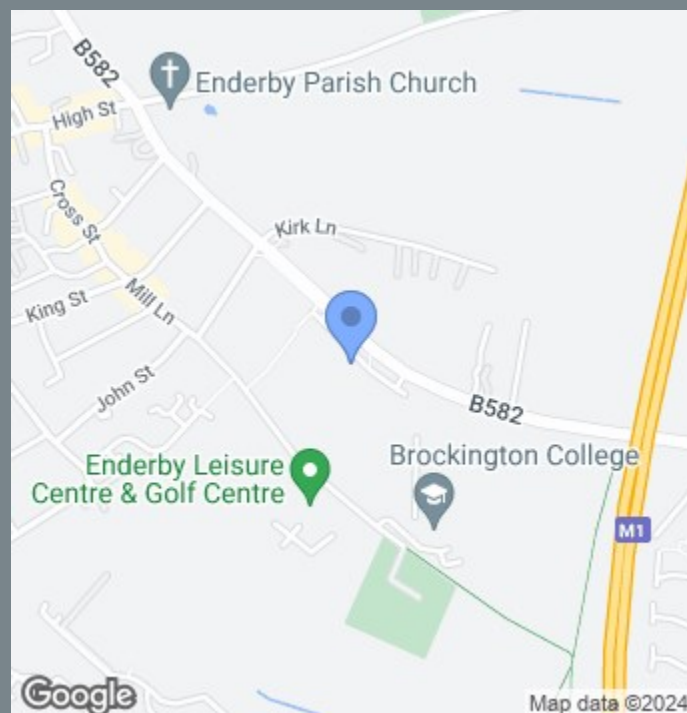
£265,000

## OVERVIEW

- Spacious Family Home
- Highly Desired Location
- Entrance Hall & Kitchen
- Lounge Diner & Conservatory
- Three Bedrooms
- Family Bathroom
- Workshop & Enclosed Garden
- Summer House & Driveway
- EER Rating - D, Freehold
- Council Tax Band - B

## LOCATION LOCATION....

Blaby Road is located in Enderby, just a short walk from Enderby Leisure and Golf Centre and Brockington College. Enderby is a thriving village offering fantastic amenities, from supermarkets, local shops, sports facilities, an urgent care out of hours service, doctors, hairdressers, excellent schools for all ages, and of course great access to Fosse Park, the motorways and the "park & ride".



## THE INSIDE STORY

Welcome to this spacious and inviting home nestled in a highly sought-after location. As you step into the entrance hall, you're greeted by a sense of warmth and comfort, setting the tone for what lies ahead. The lounge diner offers a perfect blend of relaxation and entertainment space, with ample room for hosting gatherings or simply unwinding after a long day. Large windows flood the room with natural light, creating an inviting atmosphere. Connected to the lounge diner is a charming conservatory, providing an idyllic spot to enjoy your morning coffee or bask in the sunlight while enjoying views of the lush garden. The kitchen is a chef's delight, equipped with plenty of counter space for meal preparation. Whether you're cooking for yourself or entertaining guests, this kitchen offers both functionality and style. This home boasts three well-appointed bedrooms, each offering a peaceful retreat at the end of the day. The bathroom is fitted with a white three piece suite comprising of low level wc, wash hand basin and bath with shower over. Outside, a driveway to the front provides convenient off-road parking. The enclosed garden to the rear is a private sanctuary, perfect for enjoying al fresco dining or gardening pursuits. A workshop provides additional storage space or a place for hobbies and DIY projects & a handy outside wc is perfect for busy family life.

