

FLOOR PLAN

**DIMENSIONS**

**Porch**

**Lounge**  
11'05 x 16'11 (3.48m x 5.16m)

**Dining Room**  
10'08 x 8'10 (3.25m x 2.69m)

**Kitchen**  
10'09 x 7'05 (3.28m x 2.26m)

**Conservatory**  
9'06 x 10'05 (2.90m x 3.18m)

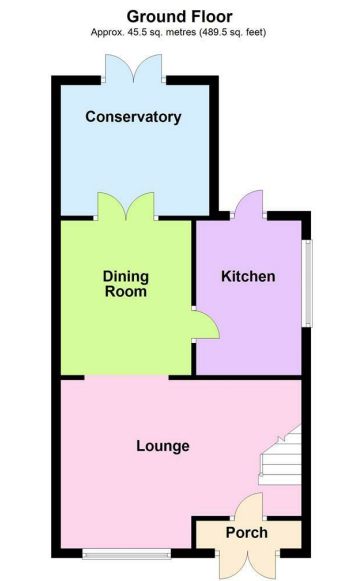
**Landing**

**Bedroom One**  
13'05 x 9'05 (4.09m x 2.87m)

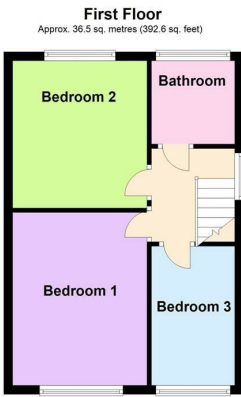
**Bedroom Two**  
10'09 x 9'11 (3.28m x 3.02m)

**Bedroom Three**  
10'04 x 6'06 (3.15m x 1.98m)

**Bathroom**  
5'09 x 6'05 (1.75m x 1.96m)



Total area: approx. 82.0 sq. metres (882.1 sq. feet)



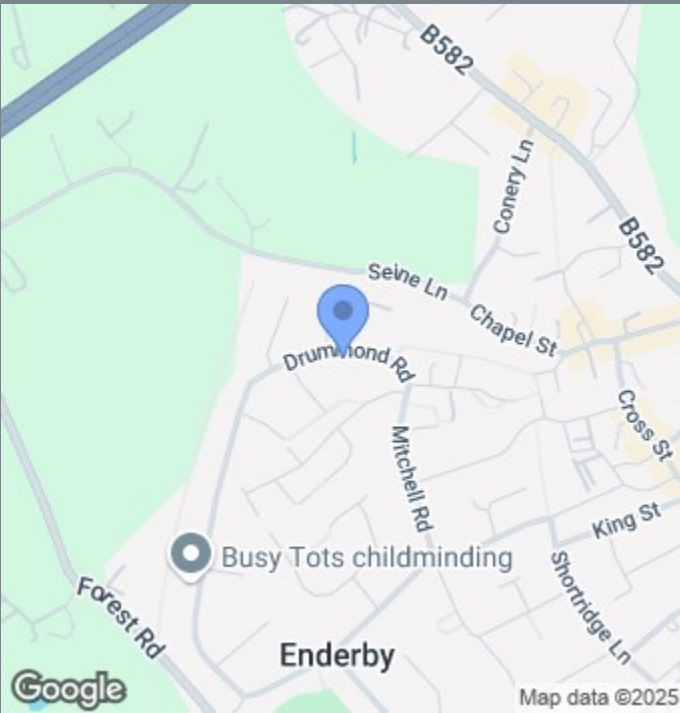


# OVERVIEW

- Three Bedrooms
- Lounge, Dining Room & Conservatory
- Sunny, Private Rear Garden
- Ample Driveway & Single Garage
- No Onward Chain
- Fantastic for First time buyers
- Viewings Essential
- Freehold Property
- Council Tax Band - B
- EPC Rating - D

# LOCATION LOCATION....

Enderby is a small village to the South West of Leicester. The local schools are Danemill Primary school and Brockington College. It is within easy reach of Fosse Shopping Park, Grove Park and the M1/M69 motorway network. The village centre has a newsagents, petrol station, florists, beauty salon, delicatessen, library, cafe, bookmakers, and hand car wash. There is a leisure centre with swimming pool, gym, squash courts and sports hall for badminton and 5-a-side football. There is also a nine-hole pay-and-play golf course. The head office of clothing retailer Next is located in Enderby.



# THE INSIDE STORY

*This delightful three bedroom semi-detached property is offered for sale with no upward chain and is a perfect opportunity for first-time buyers or anyone looking for an investment. Walk through the front door into the porch with a door into your lounge and stairs rising to the first floor. The lounge is to the front, a lovely light and airy room, yet with a cosy feel, perfect to relax in at the end of the day. The dining area has ample space for a table and chairs, ideal for family meals or entertaining with family and friends. A door leads into the conservatory, a wonderful room to sit and enjoy the views of the garden. The kitchen is fitted with an array of wall and base units, space for a cooker, fridge and freezer and plumbing for a washing machine, with a door to the rear.*

*To the first floor are three bedrooms, two doubles and a good size single. The bathroom is fitted with a three piece suite, a wash hand basin, low level wc and bath with shower over.*

*The ample driveway and single garage provides plenty of storage and parking spaces, adding to the practicality of this lovely home. The low-maintenance landscaped rear garden is a sunny oasis, offering a private and secure outdoor area for relaxation and entertainment.*

*Situated close to local schools and shops, this property is perfectly positioned for families with children or those seeking easy access to amenities. While the house exudes a homely charm, a touch of updating will allow you to put your personal stamp on this inviting space. A viewing is a must to truly appreciate all this home has to offer.*

