

FLOOR PLAN

DIMENSIONS

Porch
6'03 x 2'05 (1.91m x 0.74m)

Living Room
22'06 x 11'11 (6.86m x 3.63m)

Kitchen
16'09 x 8'01 (5.11m x 2.46m)

Dining Room
11'06 x 13'07 (3.51m x 4.14m)

Conservatory
7'04 x 9'10 (2.24m x 3.00m)

Downstairs Cloakroom
5'05 x 3'02 (1.65m x 0.97m)

Bedroom Four/Play Room
12'08 x 8'03 (3.86m x 2.51m)

Landing

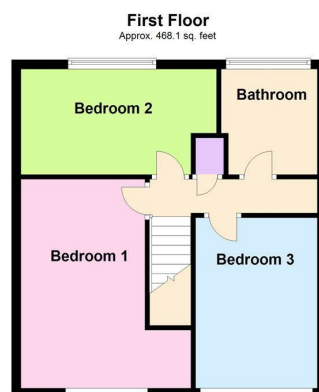
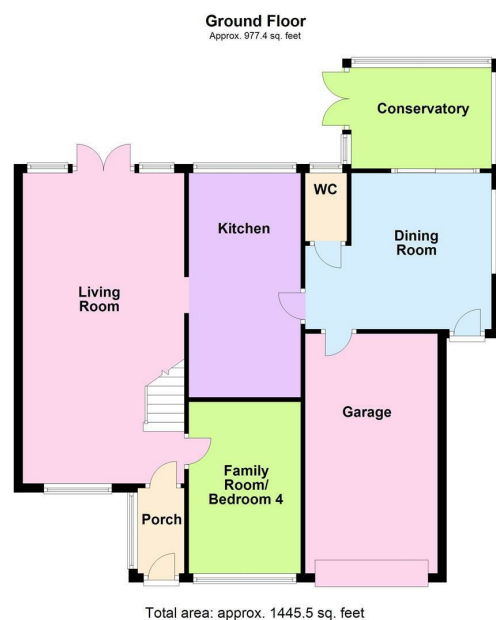
Bedroom One
14'07 x 9' (4.45m x 2.74m)

Bedroom Two
7'08 x 13'09 (2.34m x 4.19m)

Bedroom Three
11'05 x 8'03 (3.48m x 2.51m)

Bathroom
7'08 x 6'05 (2.34m x 1.96m)

Garage
17'05 x 9'08 (5.31m x 2.95m)



14 Masefield Avenue, Enderby, Leicester, LE19 4QS

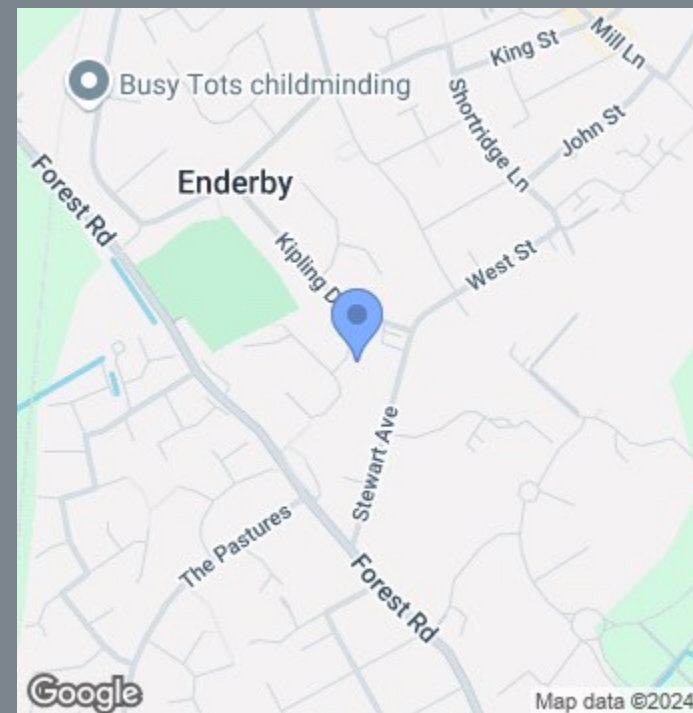
£275,000

OVERVIEW

- Family Home On Fabulous Plot
- Lovely Location
- Porch & Living Room
- Kitchen & Dining Room
- Bedroom Four/Family Room & Downstairs Cloakroom
- Three Double Bedrooms & Family Bathroom
- Driveway & Garage
- Enclosed Wrap Around Garden
- Viewing Is Advised
- EER - tbc, Freehold, Tax Band - B

LOCATION LOCATION....

Enderby offers a delightful blend of historical charm and modern convenience. Nestled in the picturesque English countryside, this quaint village boasts a rich heritage evident in its historic buildings, including the renowned parish church of St. John the Baptist. Residents enjoy a range of amenities, from local shops and restaurants to scenic walking trails and parks. With excellent transportation links and access to quality education, Enderby provides a tranquil yet well-connected lifestyle, making it a sought-after destination for those seeking the perfect balance between rural serenity and urban accessibility.



THE INSIDE STORY

This extended semi-detached home is situated on a generous plot, offering a wealth of potential for further expansion, subject to planning permissions. The property boasts a practical layout, perfect for families or those seeking additional living space. As you approach the house, you are greeted by a covered porch, providing shelter and a welcoming entrance. Stepping inside, the living room is bathed in natural light from the window facing the front of the property, while French doors at the rear open out to the garden, seamlessly blending indoor and outdoor living. The heart of the home is the fitted kitchen, equipped with an eye-level double oven and ample workspace, ideal for culinary enthusiasts. Adjacent to the kitchen is the dining room, featuring patio doors that lead into the conservatory, creating a bright and airy space that's perfect for entertaining or relaxing while enjoying views of the garden. A downstairs cloakroom adds convenience, while the versatile family room, which could also serve as a fourth bedroom, offers flexibility to suit your lifestyle needs. Upstairs, the landing leads to three double bedrooms, each providing a comfortable retreat. The family bathroom features a three-piece suite, including a bath, wc and sink, ensuring practicality and style. Outside, the property benefits from a driveway leading to a garage, providing secure parking and additional storage. The extensive garden offers a private outdoor space, ideal for children to play or for hosting barbecues and garden parties. With its potential for further extension and its well-appointed interior, this home is a fantastic opportunity for those looking to put their own stamp on a property and create a space that truly feels like their own.

