

FLOOR PLAN

DIMENSIONS

Porch

Entrance Hall

Lounge Diner  
24'08 x 12'05 max (7.52m x 3.78m max)

Sun Room  
11' x 9'10 (3.35m x 3.00m)

Kitchen  
15'02 x 8'07 (4.62m x 2.62m)

Downstairs Shower Room  
8'08 x 4'03 (2.64m x 1.30m)

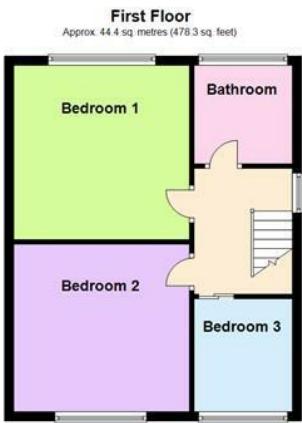
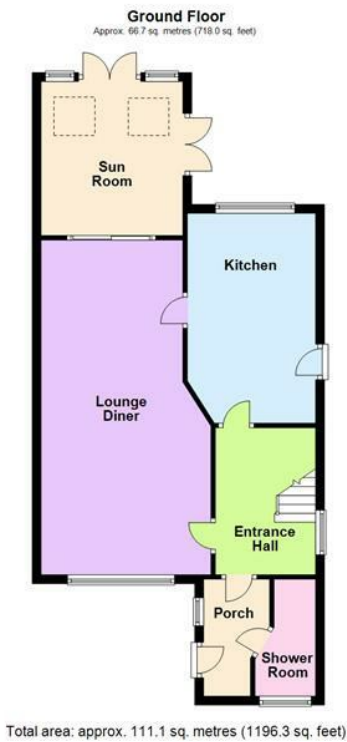
Landing

Bedroom One  
12'02 x 12'03 (3.71m x 3.73m)

Bedroom Two  
11'06 x 12'03 (3.51m x 3.73m)

Bedroom Three  
7' x 7'01 (2.13m x 2.16m)

Bathroom  
6'11 x 6'11 (2.11m x 2.11m)



11 Mitchell Road, Enderby, Leicestershire, LE19 4NX  
Offers In Excess Of £300,000

# OVERVIEW

- Lovely Detached Family Home
- Popular Location
- No Onward Chain
- Porch & Entrance Hall
- Lounge Diner & Downstairs Shower Room
- Kitchen & Sun Room
- Three Bedrooms & Bathroom
- Driveway & Garage
- Mature Rear Garden
- EER - C, Freehold, Tax Band - C

## 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

Welcome to this charming detached family home, nestled in the heart of a lovely village. With no chain, you can move in and start enjoying this spacious property without delay. As you approach, you'll be greeted by a welcoming porch, setting the tone for the warmth and charm that awaits inside. Step through the front door into the spacious entrance hall, where you'll immediately feel at home. The heart of this home is the lounge diner, a versatile space for relaxation and entertainment. Featuring an open fireplace, this room exudes a cosy ambiance, perfect for chilly evenings. A large window to the front allows natural light to flood in, creating a bright and inviting atmosphere. Patio doors seamlessly connect the lounge to the sun room, a sunlit sanctuary with two sets of French doors and skylights. This bright and airy space is perfect for enjoying your morning coffee or afternoon tea. The kitchen is a true highlight, boasting a lovely design with fitted wall and base cabinets for ample storage. A pantry adds extra convenience, ensuring you have plenty of space for all your culinary essentials. There's plenty of room for a table and chairs, making it an ideal spot for casual meals and family gatherings. Convenience is key with a downstairs shower room, featuring a walk in shower, low level wc and wash hand basin. Upstairs, the landing leads to three generously sized bedrooms, each offering a peaceful retreat. The family bathroom is functional and provides all the necessary comforts. Outside, the property boasts a driveway and garage, offering ample parking and storage. The fabulous-sized rear garden is a true outdoor oasis, featuring mature trees and shrubs that add a touch of natural beauty. The garden also includes a patio area, perfect for al fresco dining and relaxation.

