

FLOOR PLAN

DIMENSIONS

Porch
3'03 x 6'06 (0.99m x 1.98m)

Entrance Hall

Lounge
15'01 x 11'02 (4.60m x 3.40m)

Dining Area
14'04 x 11'01 (4.37m x 3.38m)

Sun Room

Kitchen
10'02 x 11'07 (3.10m x 3.53m)

Downstairs Cloakroom
6'04 x 3'02 (1.93m x 0.97m)

Landing

Bedroom One
14'10 x 11'01 (4.52m x 3.38m)

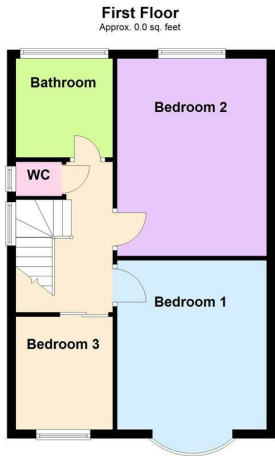
Bedroom Two
14'10 x 11'01 (4.52m x 3.38m)

Bedroom Three
8'04 x 5'11 (2.54m x 1.80m)

Bathroom
7'07 x 6'09 (2.31m x 2.06m)

Separate WC
2'07 x 3'05 (0.79m x 1.04m)

Workshop
11'10 x 17'02

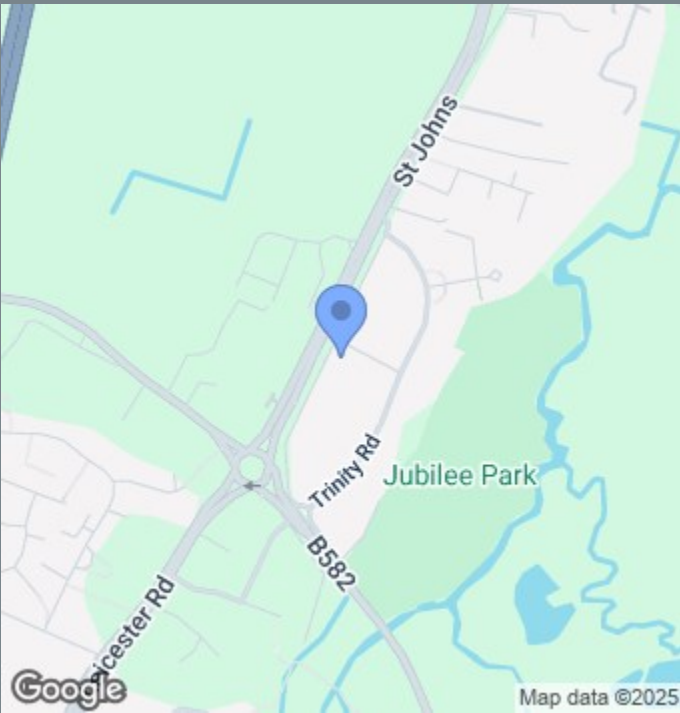


OVERVIEW

- Beautiful Family Home
- Popular Location
- Porch & Entrance Hall
- Lounge Diner & Sun Room
- Kitchen & Downstairs Cloakroom
- Three Bedrooms
- Bathroom With Separate WC
- Driveway & Garge
- Stunning Garden With Workshop
- EER - tbc, Freehold, Tax Band -

LOCATION LOCATION....

Enderby has everything to offer as a thriving village which is located south west of the city. Enderby offers an excellent range of amenities local shops which cater for day to day living, a leisure centre and a nine hole golf course, fashionable restaurants, pubs, Enderby Dane mill Primary School, Brockington College for the older children and all within easy access to the city centre with the Park and ride, motorway networks and Fosse Park Shopping Centre.



THE INSIDE STORY

Nestled in a fabulous location, this stunning bay-fronted family home is a true gem, beautifully presented and thoughtfully designed for modern living. Stepping into the charming porch—ideal for coats, shoes, and muddy boots—and on into a spacious entrance hall that sets the tone for the rest of the property. The elegant lounge is bathed in natural light from the large bay window, and features a sleek wall-mounted fire, with warm engineered oak flooring flowing seamlessly into the dining room. Perfect for family meals and entertaining, the dining area opens through patio doors into a bright and inviting sun room that overlooks the garden. The heart of the home, the kitchen, boasts classic cream shaker-style units paired with contrasting worktops, a stainless steel sink drainer with mixer tap, plumbing for a washing machine and ample space for a fridge freezer. A convenient downstairs cloakroom adds further practicality. Upstairs, a light-filled landing leads to three generously sized and beautifully finished bedrooms, each offering comfort and style. The family bathroom with wash hand basin with vanity and bath with shower over is complemented by a separate WC, making busy mornings a breeze. Outside, the property continues to impress with a driveway and garage providing ample parking. To the rear, the extensive, landscaped garden is a true oasis—featuring a patio for al fresco dining, a lush lawn for children to play, a sheltered seating area for year-round enjoyment, and a well-equipped workshop that is insulated and boarded and has power and lighting, perfect for hobbies or additional storage. This is a home that offers both charm and functionality in equal measure—ready to welcome its next family.

