

FLOOR PLAN

DIMENSIONS

Entrance Hall

Sitting Room
18'03 x 8'11 (5.56m x 2.72m)

Family Lounge
16'10 x 12'01 (5.13m x 3.68m)

Extended Kitchen Diner
13'01 x 11'11 (3.99m x 3.63m)

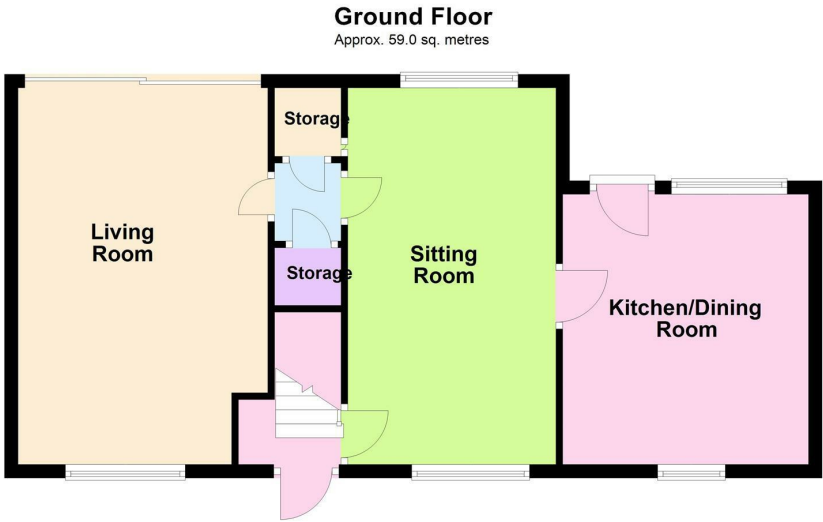
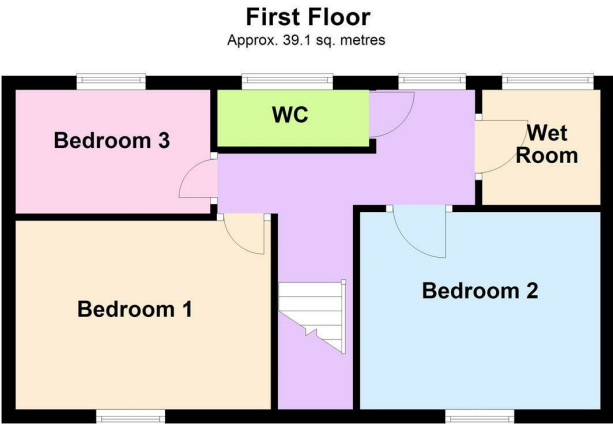
Bedroom One
12'02 x 9'05 (3.71m x 2.87m)

Bedroom Two
8'11 x 7'10 (2.72m x 2.39m)

Bedroom Three
9'02 x 7'02 (2.79m x 2.18m)

Shower Room
5'06 x 5'00 (1.68m x 1.52m)

Separate WC



Total area: approx. 98.1 sq. metres

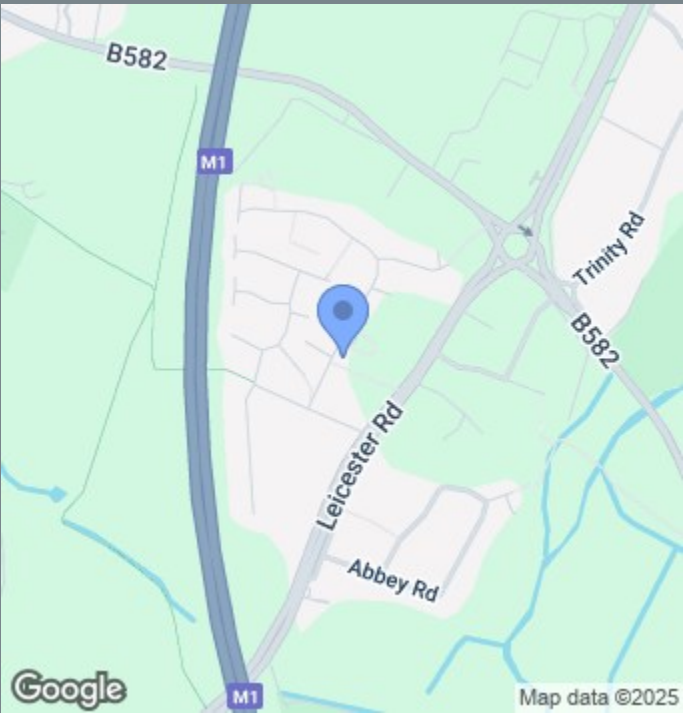


OVERVIEW

- Corner Plot Property
- Three Double Bedrooms
- Beautiful Front, Rear & Side Gardens
- Three Reception Rooms
- No Onward Chain
- Many Local Amenities Close By
- Brimming With Opportunity
- EPC Rating - D
- Freehold Property
- Council Tax band - B

LOCATION LOCATION....

Living on Queens Drive in Enderby offers a peaceful, family-friendly atmosphere with a great mix of homes and excellent local amenities. Residents enjoy easy access to shops, pubs, restaurants, and the Enderby Leisure Centre, which features a gym, swimming pool, and golf course. Nearby Meridian Park adds further options for shopping and entertainment. The area is well served by schools, including Enderby Danemill Primary School and Brockington College, both rated 'Good' by Ofsted. With quick links to the M1, M69, and Leicester city via Park and Ride or nearby Narborough train station, it's a convenient and well-connected place to live.



THE INSIDE STORY

This spacious three-bedroom home is set on a generous corner plot and boasts beautifully maintained gardens that wrap around the property, creating an impressive and private outdoor setting. Offered with no onward chain, it's the perfect opportunity for first-time buyers or families seeking a well-kept and versatile home in a desirable location.

Inside, the property welcomes you with a bright entrance hall leading to a flexible layout. To the front, there's a cosy sitting room or second lounge, ideal for quiet evenings or use as a playroom or study. The main family lounge benefits from a large front-facing window and sliding patio doors that open onto the rear garden, filling the room with natural light and connecting indoor and outdoor living.

The kitchen has been extended to form a spacious kitchen-diner, offering a fantastic footprint for family meals and entertaining. While it would benefit from some modernisation, it has been immaculately maintained and is full of potential.

Upstairs, there are three double bedrooms, a modern wet room with a walk-in shower, and a separate WC—perfect for growing families.

With its wraparound gardens, flexible living space, and fantastic location, this is a wonderful home full of opportunity and ready for its next chapter.

