

FLOOR PLAN

DIMENSIONS

Entrance Hall
13'11 x 5'05 (4.24m x 1.65m)

Lounge
11'11 x 11'03 (3.63m x 3.43m)

Breakfast Kitchen
9'01 x 17'02 (2.77m x 5.23m)

Conservatory
8'05 x 11'10 (2.57m x 3.61m)

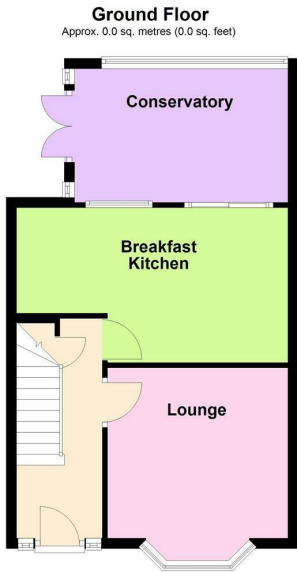
Landing

Bedroom One
10'06 x 10'02 (3.20m x 3.10m)

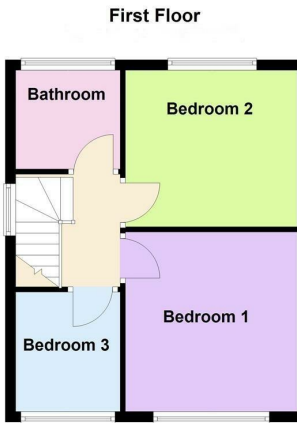
Bedroom Two
9'02 x 10'04 (2.79m x 3.15m)

Bedroom Three
7'03 x 6'08 (2.21m x 2.03m)

Family Bathroom
6'01 x 6'06 (1.85m x 1.98m)



Total area: approx. 0.0 sq. metres (0.0 sq. feet)



OVERVIEW

- Stunning Family Home
- Lovely Village Location
- Entrance Hall & Lounge
- Breakfast Kitchen & Conservatory
- Three Bedrooms
- Family Bathroom
- Driveway & Garden
- Viewng Is A Must
- EPC Rating C, Freedhold
- Council Tax Band - B

LOCATION LOCATION....

Situated along the charming Shortridge Lane in the thriving village of Enderby, this property enjoys a prime setting that blends community spirit with excellent amenities. Families are well catered for, with reputable primary and secondary schools within easy reach, while everyday essentials are covered by a good selection of local shops, supermarkets, and independent cafés in the village centre. For leisure, residents can take advantage of nearby parks, riverside walks, and sports facilities, as well as Fosse Park for retail and dining. The area offers superb transport links, including quick access to the M1 and M69 motorways, regular bus services, and Leicester city centre just a short drive away. Combining the tranquillity of village life with the convenience of urban connections, this location is ideal for a wide range of buyers.



THE INSIDE STORY

This stunning three-bedroom semi-detached home is perfectly positioned in a charming village setting, offering a delightful blend of character, comfort, and modern convenience. From the moment you step into the welcoming entrance hall, with its elegant tiled wood-effect flooring, the quality and attention to detail are clear. The tastefully decorated lounge exudes warmth, featuring a beautiful bay window and a striking feature fireplace. The inviting breakfast kitchen is fitted with classic shaker-style wall and base cabinets, complemented by contrasting worktops, and comes complete with integrated appliances including a washing machine, dryer, fridge, freezer, slimline dishwasher, and oven with hob. There's space for a cosy dining table, perfect for relaxed meals, while patio doors open into a bright, centrally heated conservatory—currently used as a dining room—that flows seamlessly via French doors into the lovely garden. Upstairs, the landing leads to three beautifully finished bedrooms and a stylish, modern family bathroom. Outside, the driveway offers convenient parking, while the low-maintenance garden, thoughtfully planted with flowers, vegetables, and a charming seating area, creates the ideal spot to unwind and enjoy the outdoors all year round.

