

FLOOR PLAN

DIMENSIONS

**Entrance Hall**  
17'07 x 6'02 (5.36m x 1.88m)

**Lounge**  
12'11 x 10'03 (3.94m x 3.12m)

**Dining Kitchen**  
11'09 x 15'11 (3.58m x 4.85m)

**Play Room/Sitting Room**  
10'08 x 8'11 (3.25m x 2.72m)

**Downstairs Cloakroom**  
4'03 x 4'03 (1.30m x 1.30m)

**Utility Room**  
19'8"19'8" x 22'11"26'2" (6'06 x 7'08)

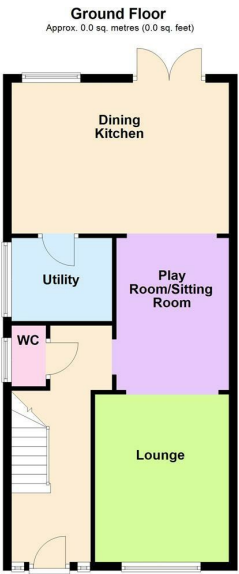
**Landing**

**Bedroom One**

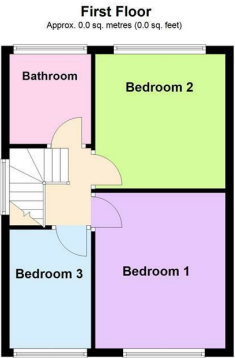
**Bedroom Two**  
10'10 x 10'07 (3.30m x 3.23m)

**Bedroom Three**  
9'09 x 6'05 (2.97m x 1.96m)

**Bathroom**  
7'04 x 6'04 (2.24m x 1.93m)



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





# OVERVIEW

- Extended Family Home
- Fabulous Location
- Entrance Hall & Lounge
- Dining Kitchen & Utility
- Downstairs Cloakroom & Sitting Room
- Three Bedrooms
- Family Bathroom
- Driveway & Garden
- Viewing Is A Must
- EER - C, Freehold, Tax Band B

## LOCATION LOCATION....

Coleridge Drive in Enderby is a lovely spot that perfectly captures the balance of convenience and community. Families will find an excellent choice of local schools nearby, making the school run a breeze, while the area's superb transport links, including easy access to major road networks and regular bus services, ensure smooth connections into Leicester city centre and surrounding towns. The neighbourhood is enriched with green spaces and parks, ideal for weekend strolls, children's play, or simply enjoying some fresh air. A wide selection of local shops, cafés, and everyday amenities are close at hand, with larger retail and leisure destinations just a short drive away, offering the best of both worlds.



## THE INSIDE STORY

Welcome to this beautifully presented family home, perfectly situated in a highly sought-after village location. Offering versatile living spaces, modern comforts, and a welcoming feel throughout. Step through the entrance hall, where you're immediately greeted with a sense of warmth and space. To the front, the lounge provides a bright and inviting retreat, with a large window allowing natural light to pour in – perfect for cosy evenings or entertaining friends. For growing families or those who work from home, the additional playroom/sitting room offers wonderful flexibility. Whether used as a children's playroom, a second lounge, or even a home office, it's a space that can adapt to your lifestyle with ease. At the heart of the home lies the stunning family dining kitchen. Designed with both everyday living and entertaining in mind, this generous space features a range of stylish wall and base units topped with natural wooden work surfaces. A lantern window bathes the room in light, while French doors open seamlessly onto the garden – perfect for summer barbecues or al fresco dining. A utility room keeps the practicalities of family life neatly tucked away, and a handy cloakroom completes the downstairs accommodation. Upstairs, the landing leads to three comfortable bedrooms, each offering the perfect balance of space and style. The family bedroom is well-appointed, providing everything you need for both busy mornings and relaxing evenings. Outside, the property continues to impress with a driveway offering off-road parking, and a private rear garden featuring a patio and lawn. This outdoor space is ideal for children to play, for pets to roam, or for simply relax and enjoy the surroundings.

