

FLOOR PLAN

DIMENSIONS

Porch
2'05 x 7'06 (0.74m x 2.29m)

Entrance Hall
13'05 x 7'06 (4.09m x 2.29m)

Lounge Area
13'04 x 10'11 (4.06m x 3.33m)

Dining Area
12'09 x 10'11 (3.89m x 3.33m)

Utility
5'05 x 7'06 (1.65m x 2.29m)

Kitchen
7'08 x 12'06 (2.34m x 3.81m)

Downstairs Cloakroom
2'05 x 4'08 (0.74m x 1.42m)

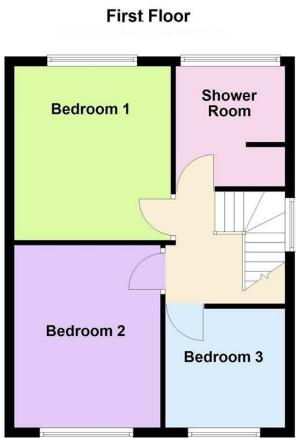
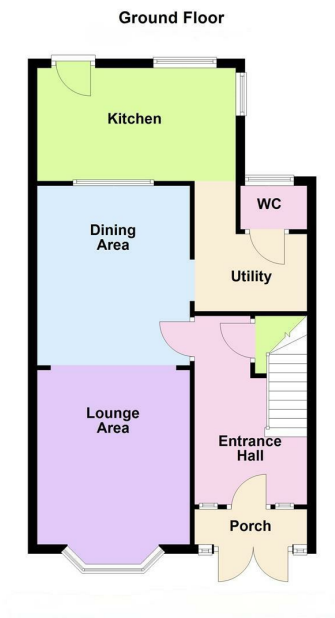
Landing

Bedroom One
11'11 x 10'06 (3.63m x 3.20m)

Bedroom Two
12'01 x 10'01 (3.68m x 3.07m)

Bedroom Three
8'03 x 8'05 (2.51m x 2.57m)

Shower Room
8' x 7'04 (2.44m x 2.24m)

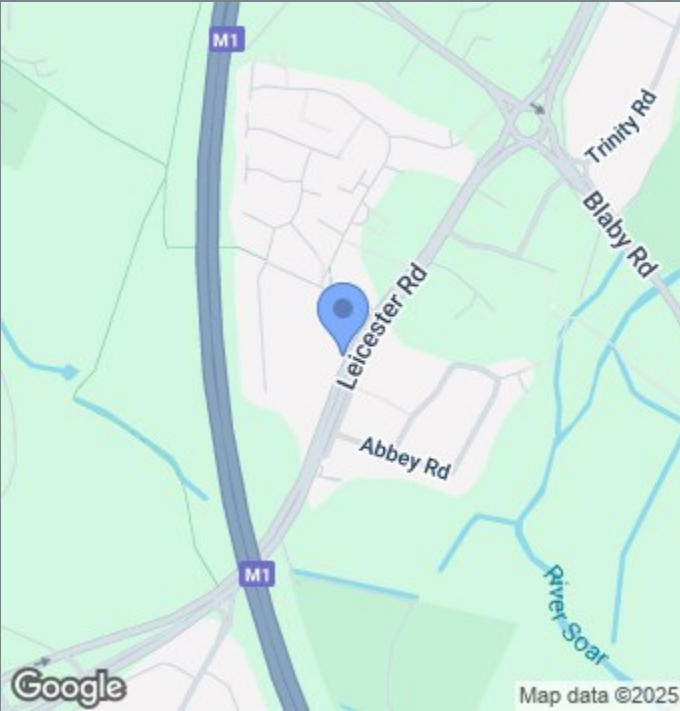


OVERVIEW

- Extended Family Home
- Popular Location & No Chain
- Porch & Entrance Hall
- Lounge Diner & Kitchen
- Utility & Downstairs Cloakroom
- Three Bedrooms & Shower Room
- Driveway & Garage
- Extensive Garden
- Viewing Essential
- EER - tbc, Freehold, Tax Band - C

LOCATION LOCATION....

Leicester Road in Enderby is a well-connected and popular residential area offering a blend of village charm and excellent local amenities. Families are well served by several highly regarded schools, including Enderby Danemill Primary School and Brockington College, both within easy reach. The area also benefits from a range of local parks and green spaces such as Enderby Leisure and Golf Centre, providing plenty of opportunities for outdoor activities and relaxation. A good mix of shops, supermarkets, and local services can be found along the village high street and at Fosse Park, one of the region's largest retail destinations, only a short drive away. Transport links are excellent, with regular bus routes connecting Enderby to Leicester city centre, while the nearby M1 and M69 motorways provide fast access to Birmingham, Coventry, and beyond.



THE INSIDE STORY

This delightful extended family home is set on a very popular road and offers a wonderful balance of charm, space & practicality—perfect for modern family living. A welcoming porch opens into the entrance hall, leading to the inviting lounge diner. To the front, the cosy lounge features a lovely bay window that fills the room with natural light, creating the ideal spot to relax or gather with family. The dining area exudes warmth with its beautiful wood flooring & rustic log burner, providing a charming space for family meals or entertaining friends. The flooring continues through to the lounge area, currently covered with a carpet for added comfort. The kitchen offers a homely, traditional feel with wooden cabinetry & a stable door that opens directly to the garden—perfect for enjoying a morning coffee or keeping an eye on children playing outside. A useful utility room and a convenient downstairs cloakroom add to the home's functionality. Upstairs, the landing leads to three well-proportioned bedrooms, with bedrooms one & two benefitting from fitted wardrobes, offering plenty of storage. The shower room is well-appointed with a WC, wash hand basin & shower cubicle. Outside, this home truly shines, with a spacious driveway providing ample parking for several vehicles & a detached garage offering further storage or workshop potential. The extensive, mature rear garden is a real retreat, featuring two patio areas ideal for alfresco dining, a lush lawn, a potential vegetable plot at the top & even a handy log store. Offered for sale with no onward chain, this lovely property presents an exciting opportunity to create a dream family home in one of the area's most sought-after locations.

