

FLOOR PLAN

DIMENSIONS

**Lounge**  
11'7 x 11'7 (3.53m x 3.53m)

**Dining Room**  
12' x 11'7 (3.66m x 3.53m)

**Kitchen**  
14'4 x 6'5 (4.37m x 1.96m)

**Downstairs Shower Room/Utility**

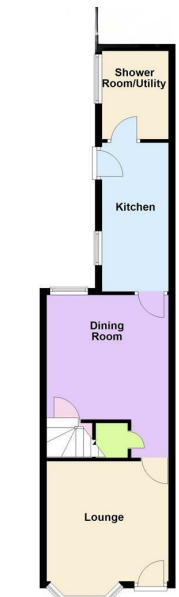
**Landing**

**Bedroom One**  
10'7 x 11'11 (3.23m x 3.63m)

**Bedroom Two**  
11'11 x 8'1 (3.63m x 2.46m)

**Bedroom Three**  
14'6 x 6'6 (4.42m x 1.98m)

**Bathroom**  
8' x 6'6 (2.44m x 1.98m)



# OVERVIEW

- Stunning Home Dating Back To 1900
- Spacious Throughout & No Chain
- Lounge & Dining Room
- Newly Fitted Kitchen & Downstairs Shower Room
- Three Bedrooms
- Newly Fitted Bathroom
- Driveway & Detached Garage
- Great Sized Garden
- Viewing Is Advised
- EER - D, Freehold, Tax Band - B

# LOCATION LOCATION....

Nestled on the charming street of Rawson Street in Enderby, this location offers a warm village feel with everything you need for day-to-day life and beyond. Families will appreciate the excellent array of local schooling, including Enderby Danemill Primary School, just a short walk away, and well-regarded secondary provision like Brockington College nearby. Green spaces are plentiful, local parks and fields provide perfect places for walks, fresh air and family time close to home. Everyday shopping needs are covered by local convenience stores, charming independent shops and larger retail hubs found a short drive away. Transport links are strong: local bus routes connect into Leicester and surrounding areas, while rail stations such as Narborough Railway Station and the M1/M69 motorway network are within easy reach. With its friendly community atmosphere, good schools, historic background and practical amenities all around, Rawson Street invites you to feel connected, comfortable and settled in a community that welcomes you home



# THE INSIDE STORY

Steeped in history and radiating charm, this absolutely enchanting end-terraced house, a true historical gem dating back to 1900 and located in a beautiful village, is now available with the highly desirable benefit of no onward chain. The inviting ground floor begins with a bright and airy dining room, beautifully illuminated by a magnificent bay window overlooking the front, offering a perfect setting for entertaining guests or family meals. Moving towards the rear, the cosy lounge provides a sanctuary for relaxation, featuring a stylish wall-mounted fire and tranquil views of the garden. The culinary heart of the home is a stunning, newly fitted kitchen showcasing chic grey shaker-style cabinetry, contrasting worktops, and quality integrated appliances, including a sink, drainer, oven, and hob, with plumbing ready for a dishwasher. Adding superb practicality is the brand-new downstairs shower room, which thoughtfully incorporates a dedicated utility area. Upstairs, a central landing connects to three charming bedrooms, each offering flexible space for family or home working, and a cleverly designed, modern, newly fitted bathroom accessed directly off bedroom three, offering an ideal setup for a master or guest suite. Outside, the property is completed by a practical driveway leading to a detached garage, while the good-sized rear garden presents an idyllic outdoor haven, predominantly laid to lawn with a delightful patio area for al fresco dining and established borders ready for personalization.

