

## FLOOR PLAN

### DIMENSIONS

**Open Plan Living, Dining, Kitchen**  
14'2 x 19'5 (4.32m x 5.92m)

**Bedroom**  
14'7 x 7'8 (4.45m x 2.34m)

**Shower Room**  
5'5 x 4'10 (1.65m x 1.47m)



Total area: approx. 37.6 sq. metres (404.8 sq. feet)



3 Kings Court, King Street, Enderby, LE19 4NH

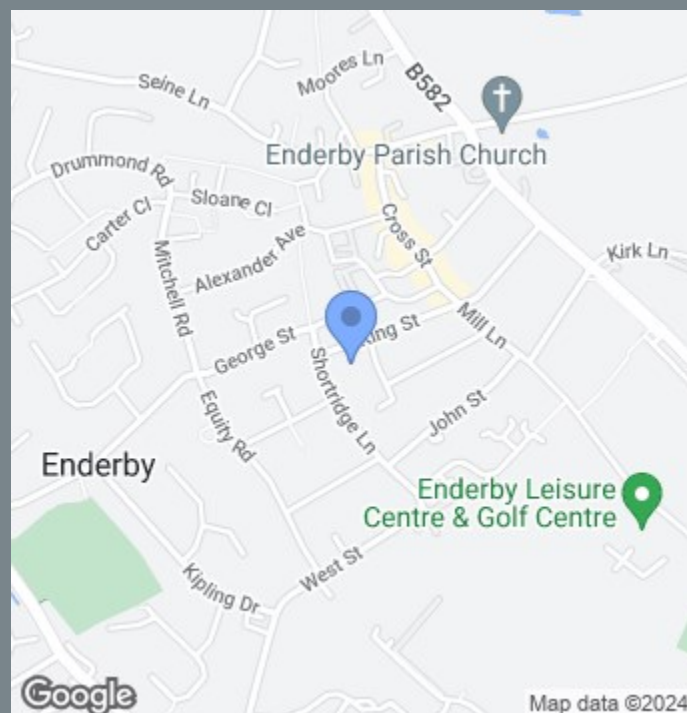
£137,500

## OVERVIEW

- Semi Detached Bungalow
- Sought After Village Location
- No Onward Chain
- Gated Entrance & Parking
- Open Plan Living, Dining, Kitchen
- One Double Bedroom
- Shower Room
- Leasehold
- EER Rating - E
- Council Tax Band - A

## LOCATION LOCATION....

Enderby is a small village to the South West of Leicester. The local schools are Danemill Primary school and Brockington College. It is within easy reach of Fosse Shopping Park, Grove Park and the M1/M69 motorway network. The village centre has a newsagents, petrol station, florists, beauty salon, delicatessen, library, cafe, bookmakers, and hand car wash. There is a leisure centre with swimming pool, gym, squash courts and sports hall for badminton and 5-a-side football. There is also a nine-hole pay-and-play golf course. The head office of clothing retailer Next is located in Enderby.



## THE INSIDE STORY

*Nestled in a charming village location, this semi-detached bungalow offers a tranquil retreat with the added benefit of no onward chain. Welcomed by a gated entrance and convenient parking, the property exudes a sense of privacy and security. Stepping through the front door, you are greeted by an open-plan living area that seamlessly combines a living space, dining area, and kitchen with integrated washer dryer and fridge, creating a versatile and inviting environment for daily living and entertaining. The layout is thoughtfully designed to maximise space and natural light, enhancing the overall ambiance of the home. This bungalow features one bedroom, providing a cosy and comfortable retreat, along with a well-appointed shower room for convenience. The new windows and door not only enhance the aesthetic appeal of the property but also contribute to improved energy efficiency and security. With its peaceful village setting, gated entrance and modern updates, this semi-detached bungalow presents a wonderful opportunity for those seeking a low-maintenance and charming home in a desirable location.*

