

for sale

£435,000



## West Street Enderby Leicester LE19 4LS

A fully renovated detached family home situated in the desirable village of Enderby. The accommodation comprises of a large entrance hall, cloakroom, study/playroom, lounge, open plan kitchen/diner, four bedrooms, en-suite and family bathroom. Garage, off road parking and large garden.



# West Street Enderby Leicester LE19 4LS

## Spacious Entrance Hall

Double glazed door to the front, double glazed windows to the front and side, radiator and stairs to the first floor with large understairs cupboard

## Cloakroom

Wash hand basin, w.c., chrome towel rail and double glazed window to the side.

## Lounge

11' 6" x 11' 6" ( 3.51m x 3.51m )

Double glazed window to the front and radiator.

## Study / Playroom

10' 6" x 9' 3" ( 3.20m x 2.82m )

Double glazed window to the front, radiator and t.v. point.

## Kitchen/ Diner / Family Room

28' 7" x 13' 9" ( 8.71m x 4.19m )

Modern fitted kitchen with a range of wall and base units, black resin sink with fitted boiling tap, work surfaces, electric combi oven and microwave, five-ring induction hob, stainless steel cooker hood, integrated dishwasher, wine cooler, breakfast bar,

two upright radiators, spotlights to the ceiling, double glazed window to the side, bi-fold doors leading out to the rear garden, door to the side elevation and archway through to the utility room.

## Utility Room

7' 8" x 5' 8" ( 2.34m x 1.73m )

With plumbing for white goods.

## Side Lobby

With upvc doors to the front and rear elevations and door to the garage.

## First Floor Landing

With sun tunnel, radiator and spotlights.

## Bedroom One

11' 7" x 11' 4" ( 3.53m x 3.45m )

Double glazed window to the front, radiator and door to the en-suite.

## En-Suite

Shower cubicle with rain shower, wash hand basin, w.c., chrome towel rail and double glazed window to the front.



## Bedroom Two

12' 8" x 11' 3" ( 3.86m x 3.43m )

Double glazed window to the rear and radiator.

## Bedroom Three

12' 7" max x 9' 6" ( 3.84m max x 2.90m )

Two double glazed windows to the front, radiator and access to the loft with ladder and light.

## Bedroom Four

11' 6" x 7' 5" ( 3.51m x 2.26m )

Double glazed window to the rear and radiator.

## Family Bathroom

With four-piece suite comprising of bath, separate shower cubicle, wash hand basin and w.c., chrome towel rail, extractor fan, spotlights to the ceiling and double glazed window to the rear.

## Outside

The property has a large frontage providing ample off road parking. The large rear garden is mainly laid to lawn with mature trees and an area of chipped bark. An awning will also be fitted to the rear of the property.

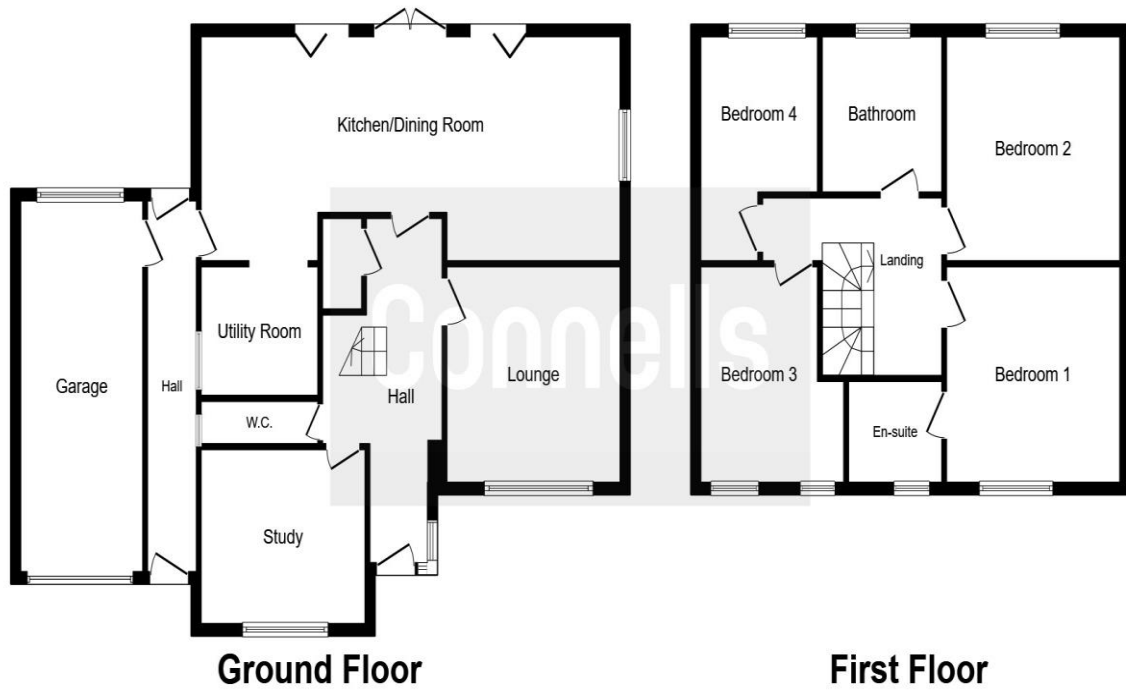
## Garage

20' x 8' 1" ( 6.10m x 2.46m )

Electric door, power, light, central heating boiler, meters, double glazed window to the rear and door to the garden.







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Property Ref: LTR318836 - 0006

**Tenure:** Freehold

**EPC Rating:** C

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