



Connells

Peters Close  
Enderby Leicester



# Peters Close Enderby Leicester LE19 2AH

for sale offers in excess of  
**£270,000**



## Property Description

Enderby is a small village to the South West of Leicester. The village's name means 'farm/settlement of Eindrithi'. The course of the Fosse Way Roman road passes through the parish. Near St John's is the deserted village of Aldeby by the River Soar. 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.

This three bedroom property is spacious and well presented throughout and is ready to move into. Viewing is recommended to appreciate the accommodation on offer. The property has an en-suite to master and is situated close to Fosse Park and Motorway links.

## Entrance Hall

With a door to the front of the property, stairs rising to the first floor, under stairs cupboard and central heating radiator.

## Cloakroom

There is a wc, wash hand basin, splashback tiling, boiler cupboard and central heating radiator.

## Lounge

18' 6" x 12' 9" ( 5.64m x 3.89m )

With double glazed windows to the front and rear of the property and two central heating radiators.

## Kitchen/ Diner

17' 4" x 10' ( 5.28m x 3.05m )

Fitted with matching wall and base units, work surfaces housing the sink drainer, splashback tiling, plumbing for a washing machine, integrated oven and gas hob with cooker hood over, tiled flooring, double glazed window to the front of the property and double glazed French doors to the rear garden.

## First Floor Landing

With stairs rising from the hallway, loft access and double glazed window to the front of the property.

## Bedroom One

16' 5" max x 12' 4" max ( 5.00m max x 3.76m max )

With double glazed windows to the front and rear of the property, cupboards with shelving and two central heating radiators.

## En-Suite

There is a shower cubicle, wash hand basin, wc, heated chrome towel radiator and partly tiled walls.

## Bedroom Two

10' 11" x 7' 10" ( 3.33m x 2.39m )

With a double glazed window to the front of the property and central heating radiator.

## Bedroom Three

8' 11" x 7' 8" ( 2.72m x 2.34m )

With a double glazed window to the rear of the property and central heating radiator.

## Family Bathroom

There is a bath with shower over, wash hand basin, wc, partly tiled walls, heated chrome towel radiator and double glazed window to the front of the property.

## Outside

To the front of the property there is a driveway and a gate leading to the rear garden.

The low maintenance rear garden has a paved patio area, gravelled pathway and borders, a decking area, three sheds and fenced borders.



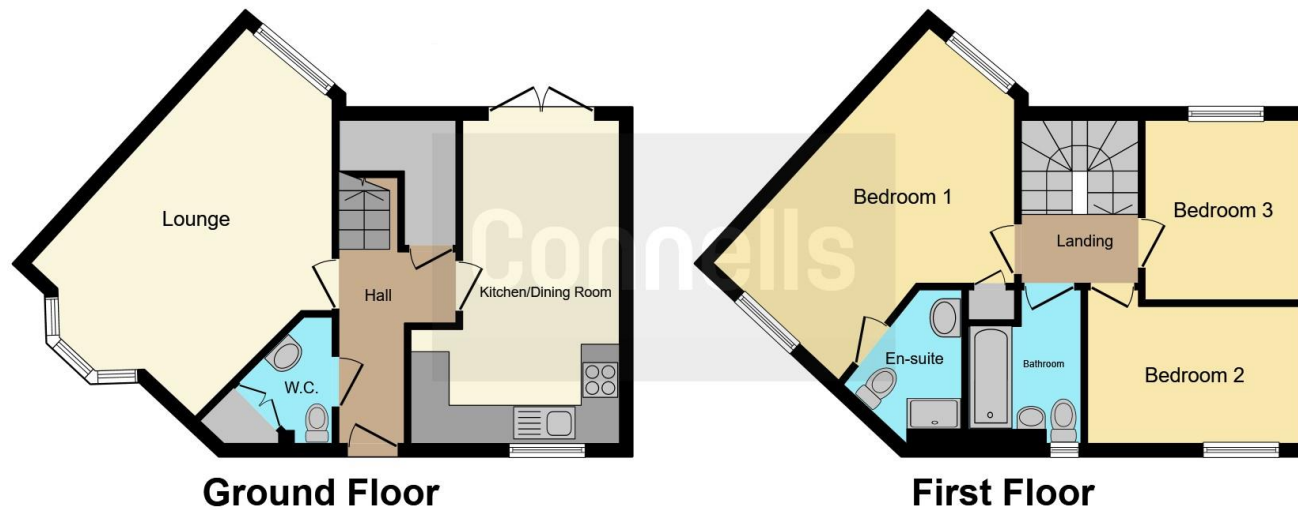












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**view this property online [connells.co.uk/Property/BLA308892](http://connells.co.uk/Property/BLA308892)**

**directions to this property:**

Proceed out of Blaby along Enderby Road and at the roundabout continue straight ahead. At the 'Foxhunter' roundabout turn right onto St Johns. Turn left onto Barr Close and second left onto Peters Close where the property is situated.

**EPC Rating: B**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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