



**Connells**

Blaby Road  
Enderby Leicester



## 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 four bedroom detached property is well presented and spacious throughout and would make an ideal family home. With ample off road parking and a lovely rear garden, viewing is a must to appreciate the accommodation on offer.

## Entrance Hall

With a door to the front of the property, door into the garage, tiled flooring, stairs rising to the first floor and under stairs cupboard.

## Lounge

18' 1" max x 16' 5" max ( 5.51m max x 5.00m max )

With a double glazed window to the front of the property, fireplace, two central heating radiators and is open to the kitchen/dining room.

## Kitchen/ Dining/ Living Area

27' 6" x 16' 11" ( 8.38m x 5.16m )

The living area has a multi fuel burner and double opening doors to the rear garden.

The kitchen area is fitted with matching wall and base units, work surfaces housing the stainless steel, one and a half bowl sink drainer, integrated double oven, five ring gas hob with cooker hood over, spot lights to the ceiling, tiled flooring and double glazed window overlooking the rear garden.

## Utility Room/ Boot Room

There is ample storage space, space for a washing machine, spot lights to the ceiling, door to the shower room and a door to the side of the property.

## Downstairs Shower Room

There is a shower cubicle, wash hand basin, wc, tiled walls, tiled flooring and window to the side of the property.

## First Floor Landing

With stairs rising from the hallway and window to the front of the property.

## Bedroom One

25' 3" x 13' 5" max ( 7.70m x 4.09m max )

A larger than average bedroom with a window to the front of the property, full height sliding doors to the rear leading out to a balcony, built in wardrobes, spot lights to the ceiling and two central heating radiators.

## Bedroom Two

17' 9" x 10' 9" ( 5.41m x 3.28m )

Another large bedroom with a window to the side of the property, built in storage, central heating radiator and doors leading out to the balcony.

## Bedroom Four

9' 9" x 6' 9" ( 2.97m x 2.06m )

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

## Family Bathroom

There is a free standing bath, wash hand basin, wc, tiled flooring, tiled walls, spot lights to the ceiling and window to the side of the property.

## Second Floor Landing

With stairs rising from the first floor.

## Bedroom Three

14' 9" x 14' ( 4.50m x 4.27m )

With a central heating radiator, window to the rear of the property and a Skylight window to the front of the property.

## Shower Room

There is a shower cubicle, wash hand basin in a vanity unit, wc, central heating radiator and skylight window to the front.

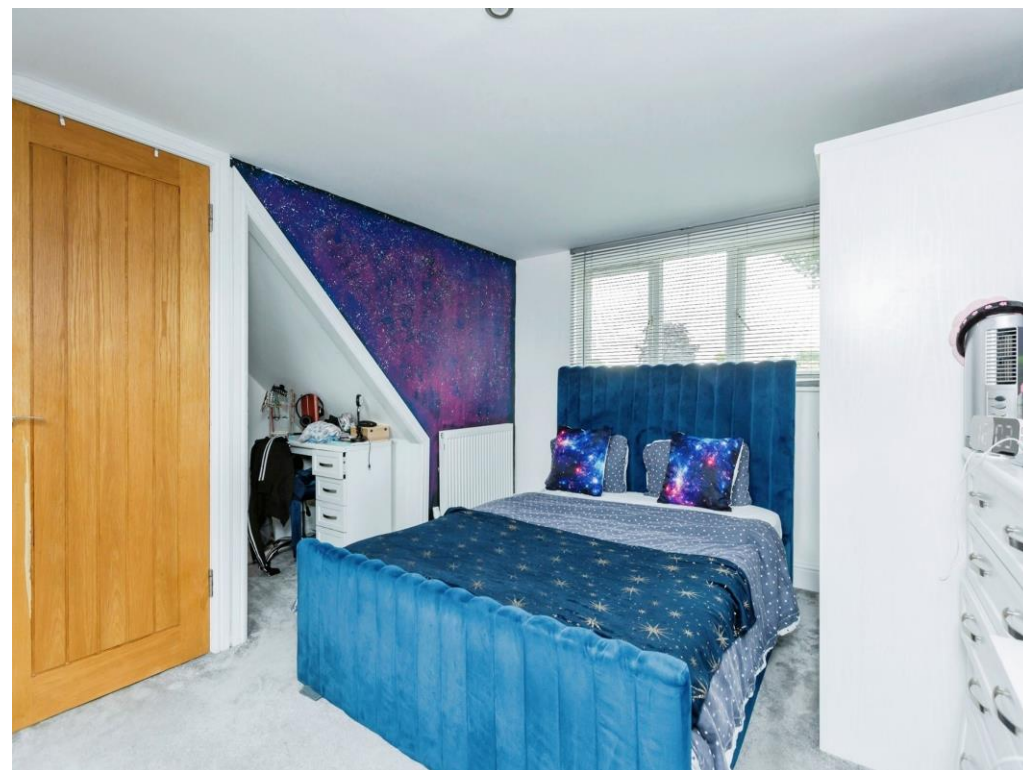
## Outside

To the front of the property there is a gravelled driveway providing ample off road parking and leads to the garage.

The landscaped rear garden has a paved patio area, decked area, lawn, mature trees and fenced borders.

## Garage

With an up and over door at the front and a door leading through to the hallway.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**view this property online [connells.co.uk/Property/BLA309050](http://connells.co.uk/Property/BLA309050)**

**directions to this property:**

Proceed out of Blaby along Enderby Road and at the roundabout continue straight ahead. At the 'Foxhunter' roundabout continue ahead onto Blaby Road where the property is located.

**EPC Rating: D**

Tenure: Freehold



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