



Connells

Jarrett Close
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.

Agents Note:

The sale of this property is subject to Grant of Probate. Please seek an update from the branch with regards to the potential timeframes involved.

This detached property is being presented to the market with no onward chain. The property consists of four bedrooms, a lounge, a kitchen and separate dining room with a double garage and is on a large plot. Viewing advised to take in the properties full potential.

Entrance Porch

With a door to the front of the property, central heating radiator, access to the wc and door to the lounge

Downstairs Cloakroom

With a wc, wash hand basin and window to the front of the property.

Lounge

20' 7" x 12' 1" (6.27m x 3.68m)

With two windows to the front of the property, stairs rising to the first floor, gas fireplace, central heating radiator and archway through to the dining room.

Dining Room

11' 3" x 10' 11" (3.43m x 3.33m)

With an archway from the lounge, central heating radiator, sliding patio doors to the rear garden and door to the kitchen.

Kitchen

11' 8" x 10' 11" (3.56m x 3.33m)

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, splashback tiling, space for a cooker, plumbing for a washing machine and window to the rear of the property.

First Floor Landing

With stairs rising from the lounge, airing cupboard and window to the side of the property.

Bedroom One

12' 8" x 11' 8" (3.86m x 3.56m)

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

Bedroom Two

12' 7" x 8' 11" (3.84m x 2.72m)

With two windows to the front of the property, built in wardrobes and central heating radiator.

Bedroom Three

9' 6" x 7' 11" (2.90m x 2.41m)

With a window to the rear of the property, built in wardrobes and central heating radiator.

Bedroom Four

7' 10" x 7' 9" (2.39m x 2.36m)

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

Family Bathroom

There is a bath with mixer taps and shower attachment, wash hand basin, wc, partly tiled walls and window to the rear of the property.

Outside

To the front of the property there is a driveway leading to the garage and a lawned garden with mature trees.

The rear garden is mainly laid to lawn with a patio area, mature trees and fenced borders.

Double Garage

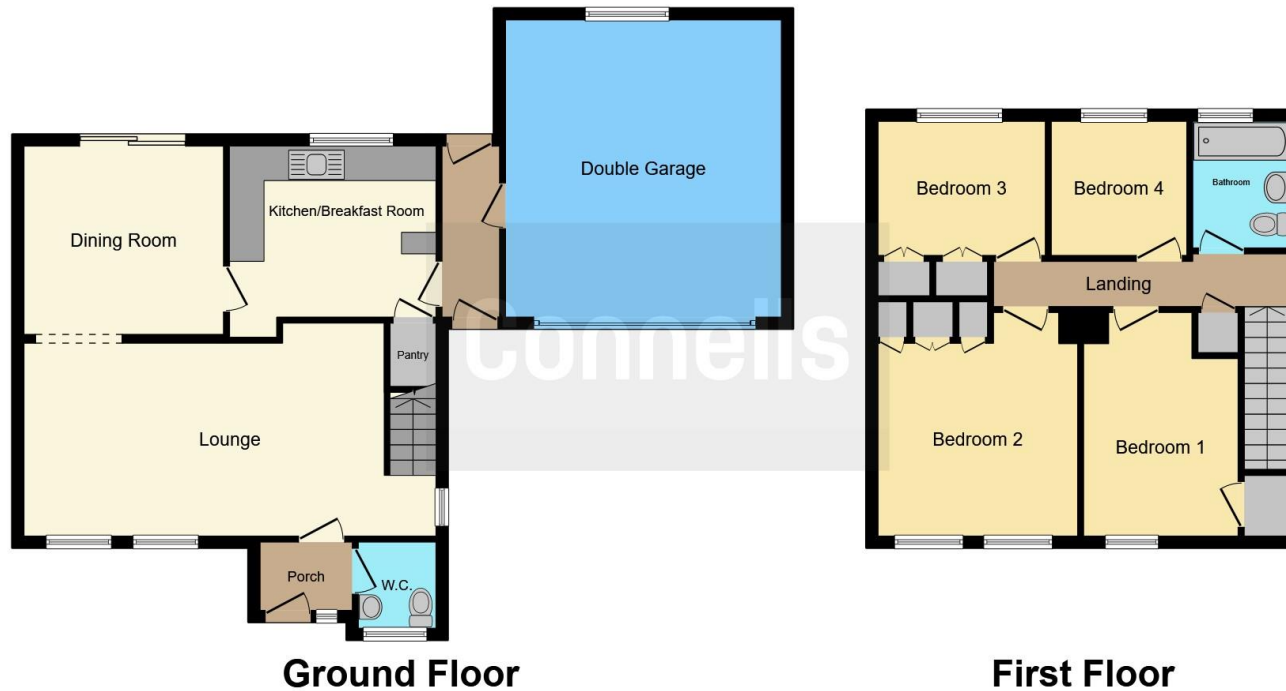
17' 11" x 15' 7" (5.46m x 4.75m)

With an up and over door, power and a window to the rear.









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

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directions to this property:

Proceed out of Blaby along Enderby Road, continue along and at the Foxhunter roundabout continue straight ahead. After the motorway bridge take the second turning on the left onto Co-Operation Street, continuing along onto King Street. At the end of the road turn right onto Shortridge Lane then immediately left onto George Street. Turn right onto Mitchell road, left onto Carter Close and left again onto Jarrett Close where the property is located.

EPC Rating: E

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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