



Connells

King Street
Enderby Leicester

King Street
Enderby Leicester LE19 4NT

for sale offers in excess of
£175,000



Property Description

Enderby is a small village to the South West of Leicester. The village's name means 'farm/settlement of Eindriithi'. 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 two bedroom property is situated in the sought after location of Enderby close to local amenities. The property is spacious throughout and viewing is highly recommended to appreciate the accommodation on offer,

Dining Room

11' 1" x 9' 9" (3.38m x 2.97m)

With a door and double glazed window to the front of the property, original fireplace and central heating radiator.

Lounge

14' 11" x 11' 1" (4.55m x 3.38m)

With a door leading out to the rear garden, central heating radiator and stairs rising to the first floor.

Kitchen

13' 2" x 10' 1" (4.01m x 3.07m)

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, splashback tiling, gas oven and hob with cooker hood over and a door and double glazed window to the side of the property.



First Floor Landing

With stairs rising from the lounge.

Bedroom One

12' 10" x 12' 3" (3.91m x 3.73m)

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

Bedroom Two

12' 1" x 9' 5" (3.68m x 2.87m)

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

Bathroom

There is a bath, shower cubicle, wash hand basin in a vanity unit, wc, plumbing for a washing machine, partly tiled walls, central heating radiator and double glazed window to the rear of the property.

Outside

The rear garden has a decked area and brick wall and timber fenced surrounds.









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

To view this property please contact Connells on

T 0116 247 7477
E blaby@connells.co.uk

8-10 Leicester Road BLABY
 LEICESTER LE8 4GQ

directions to this property:

Proceed out of Blaby along Enderby Road. Proceed straight ahead until you reach the large Foxhunter roundabout and continue straight over. Turn left onto Corporation Street which then becomes King Street where the property is located.

EPC Rating: E Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/BLA309123



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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