



Connells

Ratby Meadow Lane
Enderby Leicester



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 and a garden centre. The local schools are Danemill Primary school and Brockington College. There is also Greystokes, Pastures and Red Hill schools in the village of Narborough. It is within easy reach of Fosse Shopping Park, Grove Park and the M1/M69 motorway network. There is easy access to country walks - Aylestone Meadows, Everards Meadows, Great Central Way and the Grand Union Canal. 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. There is also a nine-hole pay-and-play golf course. The head office of clothing retailer Next is located in Enderby.

Located along a private road this property is one not to be missed. The property is spacious throughout and has the potential to create a further living space in the garage. Well presented throughout and having a room for every occasion this home is ideal for entertaining. Viewing is recommended.

Porch

With a door to the front of the property and door through to the hallway.

Entrance Hall

With a door from the porch, stairs rising to the first floor and access to the kitchen/diner, dining room and downstairs bedroom.

Dining Room

19' 8" x 13' 2" (5.99m x 4.01m)

With double glazed windows to the front and side of the property and central heating radiator.

Lounge

24' 11" x 18' 3" (7.59m x 5.56m)

With three double glazed windows to the side of the property, fireplace, central heating radiator, access to the garden room and double glazed French doors to the rear.

Garden Room

21' 6" x 17' 8" (6.55m x 5.38m)

There is a tiled floor and windows to the rear.

Kitchen/Diner

28' 8" x 13' 1" (8.74m x 3.99m)

Fitted with wall and base units, granite work surfaces housing the sink, splashback tiling, breakfast bar area, Aga, cooker hood over, central heating radiator and double glazed windows to the rear and side of the property.

Utility Room

15' 9" x 10' 1" (4.80m x 3.07m)

Fitted with wall and base units, work surfaces, boiler, central heating radiator and two double glazed windows to the side of the property.

Cloakroom

There is a wc and central heating radiator.

Study/ Boot Room

11' 11" x 7' 9" (3.63m x 2.36m)

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

Downstairs Bedroom Two

19' 2" max x 15' 3" (5.84m max x 4.65m)

With a double glazed window to the front of the property, built in wardrobes, fitted air vented heater which comes on with the central heating or can be put on separately and door to the en-suite.

En-Suite To Bedroom Two

There is a shower cubicle, wash hand basin and wc.

First Floor Landing

With stairs rising from the hallway, loft access and central heating radiator.

Master Bedroom

17' 2" max x 14' 2" (5.23m max x 4.32m)

With double glazed windows to the front and side of the property, built in wardrobes, central heating radiator, airing cupboard and door to the en-suite.

En-Suite

There is a shower cubicle, wash hand basin in a vanity unit, wc, tiled walls, central heating radiator and double glazed window to the front of the property.

Bedroom Three

16' 4" x 13' 3" (4.98m x 4.04m)

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

Bedroom Four

13' 7" x 13' 3" (4.14m x 4.04m)

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

Bedroom Five

10' 7" x 9' 9" (3.23m x 2.97m)

With double glazed windows to the front and side of the property and central heating radiator.

Family Bathroom

There is five piece suite comprising of: bath with mixer taps, shower cubicle, wash hand basin, wc and a bidet. Central heating radiator and double glazed window to the front of the property.

Outside

At the front of the property there is a driveway which leads along the side of the property towards the double garage. There is a large garden which is mainly lawned with mature trees and shrubs.

The rear garden has patio seating areas, lawn, pergola, mature trees and shrubs.

Double Garage

29' x 17' 5" (8.84m x 5.31m)

With two up and over doors and a store at the side with single door and window which could be converted to a further garage (making a triple garage).









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, at the roundabout continue straight ahead. At the Foxhunter roundabout turn right onto St Johns, then taking the right turn at the traffic lights onto St Johns Service Road where Ratby Meadow Lane is located on the left hand side.

EPC Rating: C

Tenure: Freehold



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