



Connells

Blaby Road
Enderby Leicester

Blaby Road Enderby Leicester LE19 4AQ

for sale offers in excess of
£260,000



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 three bedroom property would make an ideal family home and is situated in the sought after location of Enderby. The property has a large South Facing rear garden and viewing is highly recommended to appreciate the scope this home has to offer.

Entrance Hall

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

Lounge

11' 10" x 11' 5" (3.61m x 3.48m)

With a double glazed square bay window to the front of the property, fireplace, central heating radiator and opening through to the dining area.

Dining Area

11' 10" x 11' 4" (3.61m x 3.45m)

Has a central heating radiator and is open to the conservatory.

Conservatory

9' 8" x 8' 10" (2.95m x 2.69m)

With windows to the rear and side and a door leading out to the garden.

Kitchen

11' 9" x 6' 10" (3.58m x 2.08m)

Fitted with wall and base units, work surfaces housing the sink drainer, tiling to the walls, plumbing for a washing machine, space for a cooker, double glazed window and door to the side of the property.

First Floor Landing

With stairs rising from the ground floor, loft access and double glazed window to the side of the property.

Bedroom One

11' 10" x 11' 1" (3.61m x 3.38m)

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

Bedroom Two

11' 8" x 11' (3.56m x 3.35m)

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

Bedroom Three

10' 9" x 6' 8" (3.28m x 2.03m)

With a double glazed window to the front of the property, wardrobes with hanging space and central heating radiator.

Bathroom

There is a bath with shower over, wash hand basin, wc, tiled flooring, central heating radiator and double glazed window to the rear of the property.

Outside

At the front of the property there is off road parking and mature plants.

The south facing rear garden has a patio area, lawn, mature trees, pond, shed, greenhouse and timber fencing.

Outhouse

The outhouse has a w.c.









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

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view this property online connells.co.uk/Property/BLA309399

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 and can be identified by our Connells For Sale board.

EPC Rating: D

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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