



**Connells**

Pope Crescent  
Enderby Leicester



# Pope Crescent Enderby Leicester LE19 4QT

for sale offers in excess of  
**£270,000**



## 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 semi-detached house is being presented to the market with no onward chain. The property is located in the sought after location of Enderby and is well presented throughout. Viewing is highly advised to appreciate what this property has to offer. Call to view.

## Entrance Hall

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

## Lounge

13' x 9' 9" ( 3.96m x 2.97m )

With a double glazed bow window to the front of the property and tv point.

## Kitchen/ Diner

16' 8" x 10' 7" ( 5.08m x 3.23m )

Fitted with wall and base units, work surfaces housing the sink drainer, splashback tiling, electric oven, gas hob, plumbing for a washing machine, integrated fridge, tv point spot lights to the ceiling, central heating radiator, double glazed window to the side of the property and bi-folding doors leading out to the rear garden.

## First Floor Landing

With stairs rising from the ground floor, loft access - which is partly boarded and houses the boiler (not checked by the agents) and double glazed window to the side of the property.

## Bedroom One

12' 11" x 9' 10" ( 3.94m x 3.00m )

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

## Bedroom Two

10' 10" x 9' 11" ( 3.30m x 3.02m )

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

## Bedroom Three

9' 9" x 6' 8" ( 2.97m x 2.03m )

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

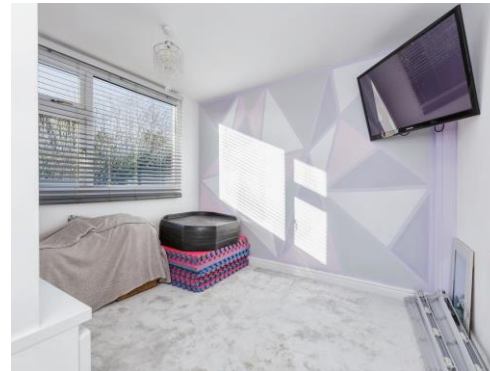
## Family Bathroom

There is a bath with mixer taps and shower over, wash hand basin in a vanity unit, wc, partly tiled walls, chrome heated radiator and double glazed window to the rear of the property.

## Outside

At the front of the property there is off road parking and double gates at the side leading to the car port

The rear garden has astro turf and a car port at the side.













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/BLA309306](http://connells.co.uk/Property/BLA309306)

#### directions to this property:

Proceed out of Blaby along Enderby Road and continue straight ahead to the Foxhunter roundabout. Continue ahead towards Enderby and turn left onto Cooperation Street which turns into King Street. At the end turn right onto Shortridge Lane and follow the road round taking the second right turn onto Mitchell Road. Take the fourth right onto Pope Crescent where the property is located.

EPC Rating: C Council Tax  
 Band: B

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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