



Connells

Leicester Road
Enderby Leicester

Leicester Road Enderby Leicester LE19 2BG

for sale offers in the region of
£600,000



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, café, 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. Narborough railway station is nearby with direct links to Birmingham New Street and Leicester City Centre.

This extended detached family home benefits from four bedrooms, master with en-suite & walk in wardrobe, kitchen/diner, utility & a large rear garden. With ample off road parking & integral garage - viewing is highly recommended.

Entrance Hall

There is a door and window to the front of the property with feature stained glass panels, stairs rising to the first floor, under stairs cupboard and central heating radiator.

Lounge

25' 1" x 12' 4" (7.65m x 3.76m)

With double doors from the hallway, double glazed windows to the front and side of the property, double doors through to the kitchen, coving to the ceiling and feature fireplace.

Study

8' 11" x 8' 8" (2.72m x 2.64m)

Accessed from the hall and is open to the kitchen and there is a tiled floor.

Kitchen/Diner

36' 1" x 13' 11" (11.00m x 4.24m)

Fitted with wall and base units, work surfaces housing the one and a half bowl, stainless steel sink drainer, splashback tiling, breakfast bar, NEFF electric oven, gas hob with cooker hood over, integrated dish washer, three central heating radiators, LED spot lights, double glazed window to the rear of the property, three Skylight windows, door to the side of the property, two sets of French doors leading out to the rear garden and air conditioning.

Utility Room

There are wall cupboards, work surfaces housing the stainless steel sink drainer, splashback tiling, plumbing for a washing machine and a central heating radiator.

Cloakroom

With a wc, wash hand basin with tiling behind, double glazed window to the side of the property and central heating radiator.

First Floor Landing

There are stairs rising from the ground floor and a window to the rear of the property.

Bedroom One

13' 3" x 9' 8" (4.04m x 2.95m)

With a double glazed window to the rear of the property, central heating radiator, storage cupboard, air conditioning, access to the walk in wardrobe and there is a door to the en-suite.

Walk In Wardrobe

There is a window to the front of the property.

En-Suite

There is a bath with shower over, wash hand basin, wc, partly tiled walls, tiled flooring, chrome towel radiator and double glazed window to the front of the property.

Bedroom Two

11' 11" x 12' (3.63m x 3.66m)

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

Bedroom Three

12' 1" x 12' (3.68m x 3.66m)

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

Bedroom Four

9' x 7' 2" (2.74m x 2.18m)

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

Family Bathroom

There is a four piece suite comprising of: freestanding bath, shower cubicle, wash hand basin in a vanity unit and wc. Fully tiled walls, chrome towel radiator, tiled flooring, LED spot lights and a double glazed window to the rear of the property.

Outside

At the front of the property there is a driveway providing ample off road parking and leads to the garage.

The large rear garden has is mainly laid to lawn with a decked area and timber fencing.

Integral Garage

With an up and over door to the front.









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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directions to this property:

Proceed out of Blaby along Enderby Road and at the roundabout continue ahead and at the Foxhunter roundabout turn left onto Leicester Road where the property is located on the left hand side and is two doors away from Sparsis.

EPC Rating: C Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/BLA309713



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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