



**Connells**

Queens Drive  
Enderby Leicester

# Queens Drive Enderby Leicester LE19 2LL

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, 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.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

This three bedroom immaculately presented property is located in the popular location of Enderby. The property is well presented throughout and is situated on a generous sized plot. Viewing is highly recommended to appreciate the accommodation this property has to offer.

## Entrance Hall

There is a door to the front of the property and stairs rising to the first floor.

## Lounge

With a double glazed window to the front of the property, lounge, two central heating radiators and double glazed French doors to the rear of the property leading out to the garden.

## Kitchen

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, breakfast bar, integrated electric oven and gas hob with cooker hood over, pantry, central heating radiator and double glazed window to the rear of the property.

## Utility Area

Accessed from the kitchen, there is a door and window to the front and a door leading out to the rear garden.

## First Floor Landing

With stairs rising from the hallway, central heating radiator and double glazed window to the rear of the property.

## Bedroom One

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

## Bedroom Two

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

## Bedroom Three

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

## Bathroom

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

## Separate W.C.

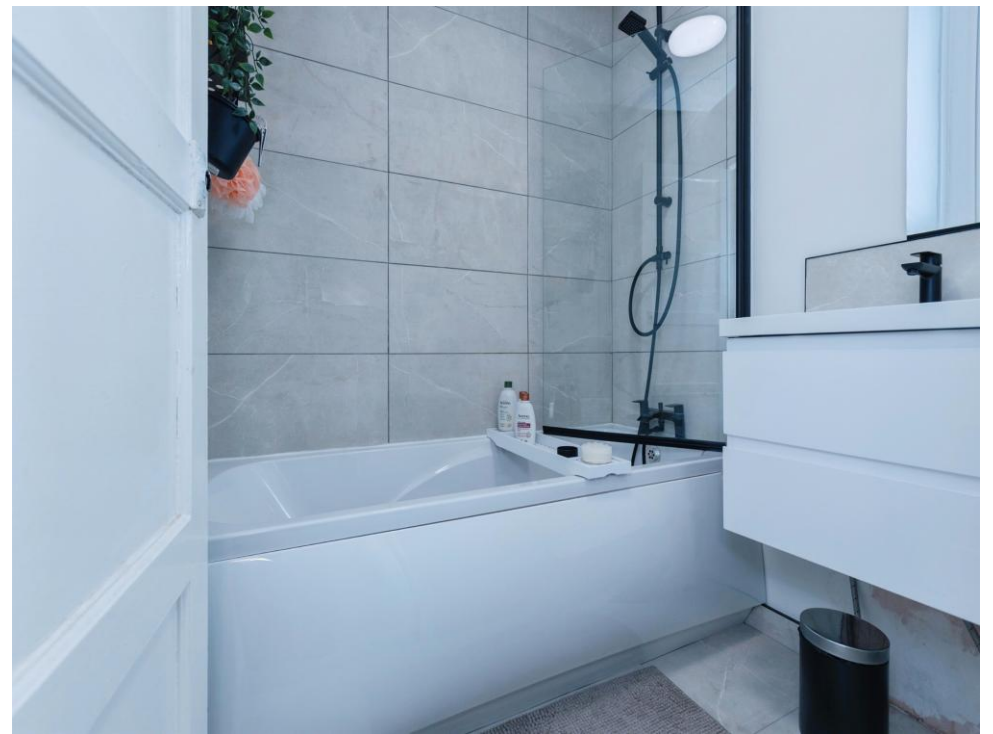
There is a low level wc and window to the rear of the property.

## Outside

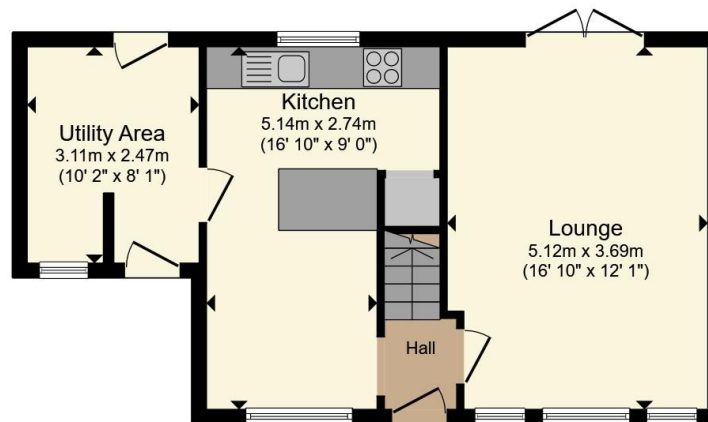
At the front of the property there is a large lawned garden with path to the front door, hedging to the front and there is off road parking.

The rear garden rear garden has gravelled and paved patio areas, outside tap and timber fencing.

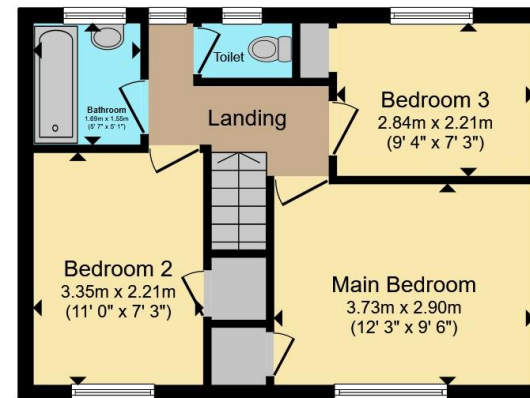








**Ground Floor**



**First Floor**

Total floor area 82.9 m<sup>2</sup> (892 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 0116 247 7477**  
**E [blaby@connells.co.uk](mailto:blaby@connells.co.uk)**

8-10 Leicester Road BLABY  
LEICESTER LE8 4GQ

**directions to this property:**

Proceed out of Blaby along Enderby Road, at the roundabout continue straight ahead. At the Foxhunter roundabout turn left onto Leicester Road then bear right crossing over Leicester Road onto Sandhill Drive and take the first right onto Queens Drive where the property is situated

EPC Rating: C Council Tax  
Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/BLA309943](http://connells.co.uk/Property/BLA309943)**



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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