

FLOOR PLAN

DIMENSIONS

Hallway

Living Room
11'8 x 11'7 (3.56m x 3.53m)

Dining Room
11'8 x 9'2 (3.56m x 2.79m)

Kitchen

utility

Garden Room
15'7 x 8 (4.75m x 2.44m)

Downstairs Cloakroom
6'6 x 2'6 (1.98m x 0.76m)

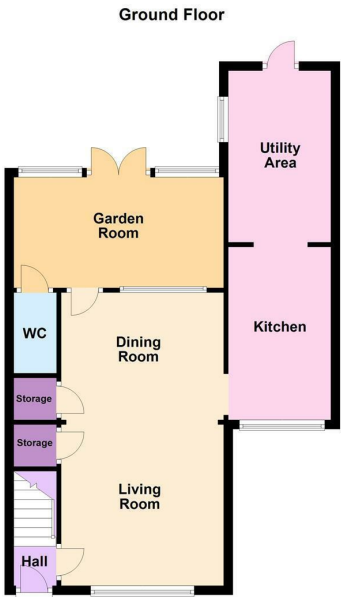
Landing

Bedroom One
11'9 x 11'9 (3.58m x 3.58m)

Bedroom Two
14 x 7'6 (4.27m x 2.29m)

Bedroom Three
8'8 x 6 (2.64m x 1.83m)

Family Bathrom
6'7 x 6 (2.01m x 1.83m)



OVERVIEW

- Stunning & Spacious Family Home
- Great Village Location
- Lounge Diner & Garden Room
- Beautiful Fitted Kitchen
- Downstairs Cloakroom & Utility
- Three Good Sized Bedrooms
- Beautiful Family Bathroom
- Block Paved Driveway
- Fabulous Landscaped Garden
- EER - E, Freehold, Tax Band - C

LOCATION LOCATION....

Federation Street enjoys a wonderfully convenient position close to the heart of Enderby village, making it a fantastic choice for families, commuters & anyone who loves having plenty on the doorstep. The village has a great community feel, with local shops including the Co-op, Morrisons Daily & independent convenience stores, together with cafés, takeaways, pubs, a library & useful everyday services, while Fosse Park is just a short drive away for an extensive choice of shopping, restaurants & leisure. Families are particularly well catered for, with Enderby Danemill Primary School around 0.3 miles away, The Pastures Primary School also nearby & Brockington College within easy reach. There is plenty to enjoy in your downtime too, with local recreation grounds, countryside footpaths & Enderby Leisure Centre, offering a swimming pool, gym, soft play, golf & a range of fitness facilities. Enderby has a friendly village atmosphere with sports clubs, community activities & green spaces all adding to its appeal. For commuters, Narborough railway station is approximately 1.1 miles away with services towards Leicester, Hinckley, Nuneaton & Birmingham, while regular buses connect Enderby with Leicester & Fosse Park. Excellent access to the M1, M69, A563 & Enderby Park & Ride makes travelling further afield equally straightforward. With village amenities, excellent schooling, leisure facilities & superb transport links all close at hand, Federation Street offers a lovely setting for everyday family life.



THE INSIDE STORY

Lovingly updated by the current owners, this beautiful detached family home effortlessly blends contemporary styling with touches of character, offering spacious & versatile accommodation alongside a truly impressive garden. The welcoming hallway immediately sets the tone, with a striking black & white chequerboard tiled floor adding a lovely touch of period-style character to the entrance. From here, the living room provides a warm & inviting space, with a beautiful bay window allowing natural light to pour in. An opening leads into the dining area, where an exposed brick feature fireplace creates a charming focal point & provides the perfect setting for family meals, entertaining friends or relaxed evenings together. A door leads into the garden room, creating a wonderful additional reception space overlooking the garden. Ideal as a second sitting room, playroom, home office or peaceful reading retreat, it adds fantastic flexibility to the ground floor. The beautiful kitchen is fitted with modern grey shaker-style cabinetry complemented by wood-effect worktops, creating a stylish yet practical space for everyday cooking. A useful utility area keeps laundry & household essentials neatly tucked away, while a downstairs cloakroom completes the ground floor. Upstairs, the landing leads to three well-proportioned bedrooms, with bedrooms one & two both enjoying dual-aspect windows, filling the rooms with natural light. A modern family bathroom completes the first floor. Outside, a block-paved driveway provides ample off-road parking, while the extensive rear garden is a real showstopper. Beautifully established with various seating areas, a generous lawn & vegetable beds towards the top, it is perfect for relaxing, entertaining & family life. To the bottom lies further space with fantastic potential to create an additional vegetable plot—ideal for anyone dreaming of growing their own produce.

