



Connells

Queens Drive
Enderby Leicester



Property Description

Enderby is a village to the South West of Leicester. The village's name means 'farm/settlement of Eindrithi'. 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 end town house has been fully refurbished throughout and benefits from three bedrooms, lounge/diner & newly fitted kitchen & bathroom. Conveniently located for the M1/M69 motorway network, Fosse shopping park and Next clothing head office - this property would make an ideal first time buy.

Entrance Hall

With a door to the front of the property and a vertical central heating radiator.

Cloakroom

There is a wc, wash hand basin, central heating radiator and window to the front of the property.

Kitchen

This newly fitted kitchen has wall and base units, work surfaces housing the sink drainer, splashback tiling, integrated electric oven and gas hob with cooker hood over, plumbing for a washing machine, space for a fridge freezer, vertical radiator and double glazed window to the front of the property.

Lounge

With a double glazed window to the rear of the property, central heating radiator, door to a rear lobby and a double glazed door leading out to the rear garden.

Rear Lobby

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

First Floor Landing

With stairs rising from the hallway, loft access and airing cupboard.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

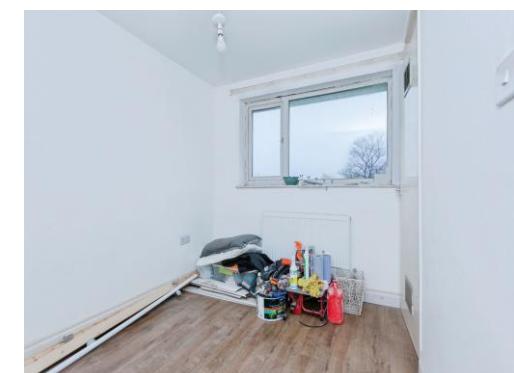
Bathroom

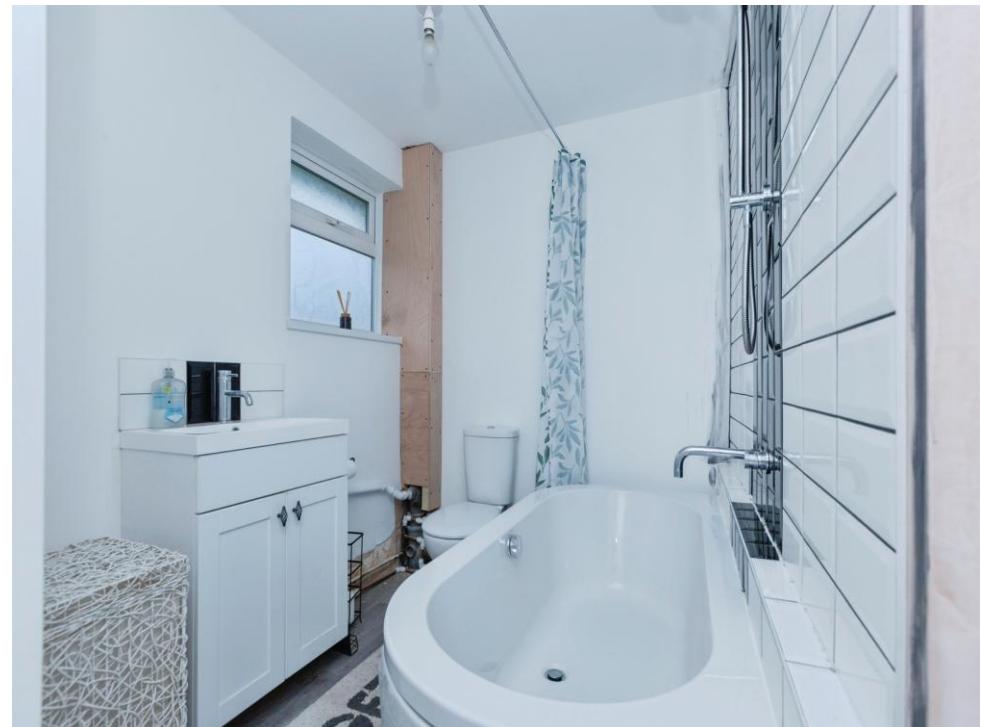
The bathroom has been re-fitted with a bath which has mixer taps and shower over, wash hand basin in a vanity unit, wc, partly tiled walls and a double glazed window to the front of the property.

Outside

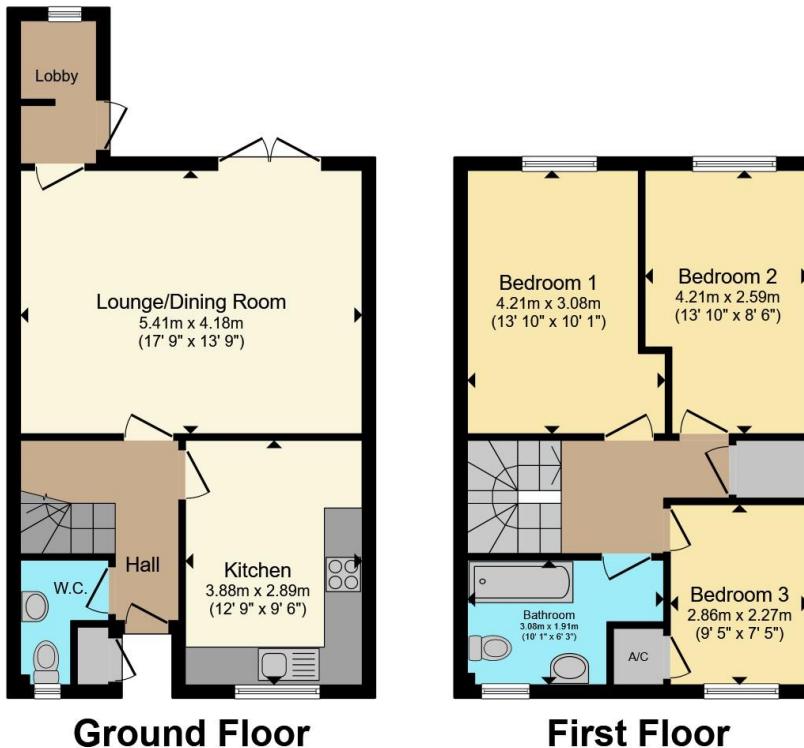
At the front of the property there is a path leading to the front door with lawns either side.

The rear garden has a patio area, lawn, timber fencing and rear gate access,









Total floor area 89.9 m² (968 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

Connells

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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



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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