



Connells

George Street
Enderby Leicester



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

Situated on a desirable plot, this spacious four bedroom detached family home offers versatile accommodation ideal for modern living. The property features a generous kitchen/dining room forming the heart of the home, complemented by a separate lounge and snug providing flexible reception space.

Entrance Hall

With a door to the front of the property, understairs cupboard, central heating radiator and tiled flooring.

Lounge

With a double glazed bay window to the front of the property, open fire place and under floor heating.

Snug/Reception Room

There is a double glazed window to the side of the property, fireplace with wood burner fire place, central heating radiator and under floor heating.

Kitchen/Diner

Fitted with matching wall and base units, wooden work surfaces housing the sink, integrated double electric ovens and a hob, wine fridge, under floor heating, spot lights to the ceiling, three Velux windows, two double glazed windows to the rear and bi-folding doors giving access to the rear garden.

Utility Room

There are base units, floor to ceiling units, work surface housing the sink, plumbing for a washing machine and access to the cloakroom.

Cloakroom

There is a wc, wash hand basin and central heating radiator.

First Floor Landing

With stairs rising from the ground floor and has loft access.

Bedroom One

With a double glazed window to the front of the property, central heating radiator and door to the en-suite.

En-Suite

Fitted with a shower cubicle, wash hand basin in a vanity unit, wc, partly tiled walls and double glazed window to the rear of the property.

Bedroom Two

With a double glazed bay 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 a central heating radiator.

Bedroom Four

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

Family Bathroom

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

Outside

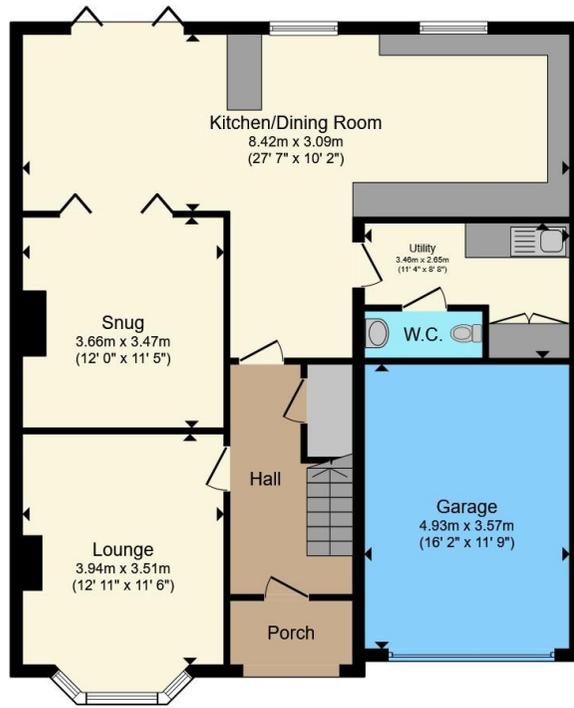
At the front of the property there is block paved driveway providing off road parking and there is a car charger point.

The rear garden is mainly laid to lawn with a patio seating area, mature trees and shrubs and timber fenced borders.









Ground Floor



First Floor

Total floor area 178.3 m² (1,920 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



To view this property please contact Connells on

T 0116 247 7477
E blaby@connells.co.uk

8-10 Leicester Road BLABY
 LEICESTER LE8 4GQ

view this property online connells.co.uk/Property/BLA309858

directions to this property:

Proceed out of Blaby along Enderby Road and at the roundabout continue straight over. At the next roundabout (the Foxhunter) go straight over and take the second left onto Co-Operation Street, continue along this road which becomes King Street. At the bottom of the road turn right onto Shortridge Lane, follow the road round to the left which becomes George Street where the property can be located.

EPC Rating: D Council Tax Band: D

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BLA309858 - 0005