

FLOOR PLAN

DIMENSIONS

Lounge / Dining Room

29'06 x 12'00 (8.99m x 3.66m)

Kitchen

11'20 x 7'11 (3.35m x 2.41m)

Utility Room

11'10 x 7'00 (3.61m x 2.13m)

Downstairs WC

Bedroom One

14'07 x 9'00 (4.45m x 2.74m)

Bedroom Three

12'01 x 7'06 (3.68m x 2.29m)

Bedroom Two

11'07 x 8'02 (3.53m x 2.49m)

Shower Room

Garage

16'11 x 8'09 (5.16m x 2.67m)



OVERVIEW

- Three Double Bedrooms
- Utility Room & Downstairs WC
- Stunning Family Home
- Amazing South West Facing garden
- Garage & Ample Driveway
- Viewings Highly Advised
- Extended Living Space
- EPC Rating -
- Freehold Property
- Council Tax band - B

LOCATION LOCATION....

Coleridge Drive in Enderby is a quiet, family-friendly residential street located in a well-established part of the village. The area is known for its tidy homes, green spaces, and easy access to everyday amenities, including local shops, supermarkets, schools, and healthcare facilities. Enderby itself has a strong community feel while offering convenient transport links to Leicester city centre and the M1/M69 motorway network, making it popular with commuters. Nearby parks and countryside walks add to the appeal, giving the area a balanced mix of suburban comfort and accessible outdoor space.



THE INSIDE STORY

This beautifully extended property offers a modern yet cosy feel from the moment you step inside. The welcoming entrance opens into an impressive 29ft open-plan dining and lounge area, creating a fantastic sense of space ideal for both everyday living and entertaining. A stylish gas fireplace adds warmth and character, while stunning bi-fold doors flood the room with natural light and open directly onto the rear garden.

From the lounge, you have access to the recently modernised kitchen, thoughtfully designed with integrated appliances and ample storage. The extension continues to provide a practical utility area and a convenient downstairs WC, with additional access to both the rear garden and the front of the property.

Upstairs, the home boasts three generous double bedrooms, two of which benefit from built-in wardrobes. A contemporary family shower room features a walk-in shower, WC, and wash basin, while two handy storage cupboards on the landing add further practicality.

The rear garden is a real standout feature — a substantial, south-west facing space designed for relaxation and entertaining. With a slabbed patio area, decking, and a dedicated sunbathing space, the garden has been beautifully landscaped with high-quality plants, creating a private, holiday-like atmosphere. To the rear, there are two large sheds and plenty of room to create an additional seating or entertainment area to suit your needs.

To the front, the property offers a paved driveway and garage, providing ample off-road parking. This is a superb opportunity to purchase a spacious, stylish family home in a sought-after location.

