



FOR SALE

£265,000

3 Bed Semi-Detached House in Blaby Road, Enderby, Leicester, LE19 4AQ



PROPERTY FEATURES

- 3-bed semi-detached
- Popular Enderby location
- Set back from road
- Close to amenities & schools
- Two reception rooms
- Well presented Throughout
- Fitted kitchen
- Family bathroom
- Parking & large rear garden
- No chain!



FULL DESCRIPTION

SUMMARY

Situated in the popular area of Enderby, this well-presented three-bedroom semi-detached home is set back from the road, offering both privacy and convenience. Ideally located close to a wide range of local amenities, reputable schools, and major road networks, it is perfect for families and commuters alike. The accommodation includes two spacious reception rooms and a well-appointed kitchen on the ground floor. Upstairs, there are two double bedrooms, a single bedroom, and a family bathroom. Externally, the property benefits from off-road parking to the front and a generous rear garden, complete with an outbuilding for additional storage or versatile use. A fantastic opportunity in a highly convenient location.

ENTRANCE HALL

Accessed via a UPVC double glazed front door. Doors off to: Lounge and kitchen. Stairs rising to: First floor. LVT flooring. Radiator.

LOUNGE

13' 3" x 11' 5" (4.04m x 3.48m) UPVC double glazed bay window to front aspect. LVT flooring. TV and telephone point. Radiator.

DINING ROOM

15' 2" x 9' 8" (4.62m x 2.95m) Double glazed sliding patio doors out to: Rear garden. LVT flooring. Radiator.

KITCHEN

17' 6" x 6' 8" (5.33m x 2.03m) Having a selection of fitted base and wall units with a laminate worktop over and a 1 1/2 bowl composite sink with drainer. There is a high level single fan assisted electric oven, electric hob with extractor over, space with plumbing for a freestanding washing machine, space for a freestanding dishwasher and space for a fridge/freezer. Double glazed door out to: Rear garden. Double glazed windows to side and rear aspect. LVT flooring. Radiator.



Phillips George



LANDING

Doors off to: Bedrooms and bathroom. Loft hatch access.

BEDROOM ONE

11' 1" x 10' 1" (3.38m x 3.07m) UPVC double glazed bay window to front aspect. Radiator.

BEDROOM TWO

11' 1" x 9' 7" (3.38m x 2.92m) UPVC double glazed window to rear aspect. Laminate flooring. Radiator.

BEDROOM THREE

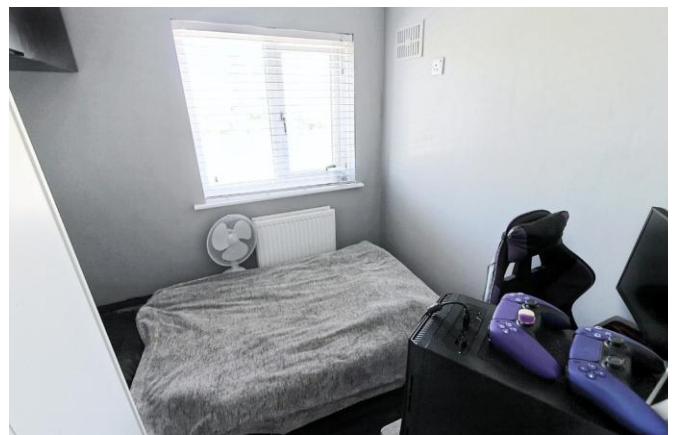
7' 3" x 7' 1" (2.21m x 2.16m) UPVC double glazed window to front aspect. Laminate flooring. Radiator.

BATHROOM

5' 8" x 5' 6" (1.73m x 1.68m) Comprising: Bath with mixer tap and shower attachment over. Low level WC and wash hand basin over a fitted vanity unit. Extractor. LED spotlights. Wall tiling to bath area and floor. Chrome heated towel rail.

OUTSIDE

The property is neatly set back from the road overlooking green space. To the front is a gravel driveway and planting border with gravel area to the side of the property leading to a pedestrian gate into the rear garden. The rear South West facing garden is of a good size with a leafy outlook. There is a paved patio, lawn and handy outbuilding.

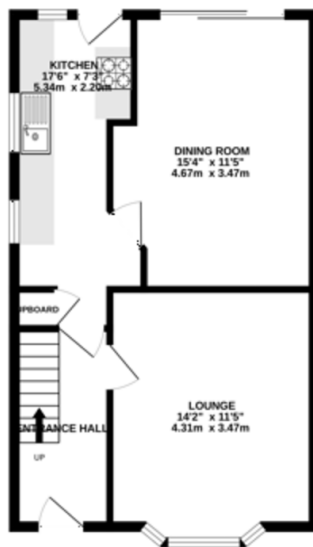




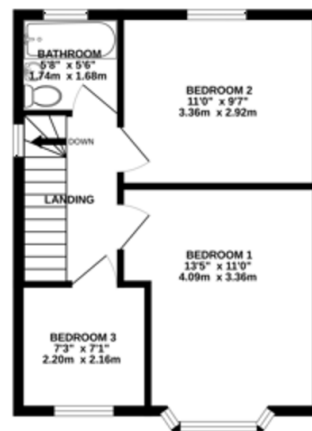
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



GROUND FLOOR
483 sq.ft. (44.9 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA: 858 sq.ft. (79.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 12/20

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

