

Connells

Lime Tree Road
Enderby Leicester

Lime Tree Road
Enderby Leicester LE19 2BL

for sale
£230,000







Property Description

Enderby is a small 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.

'Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'

Situated in the highly sought-after village of Enderby, this well-presented three-bedroom property is offered to the market with no onward chain, making it an ideal purchase for buyers looking to move quickly. The accommodation is complemented by a private driveway providing off-road parking.

Entrance Hall

With a door to the front of the property, stairs rising to the first floor and door through to the lounge.

Lounge

There is a double glazed window to the front of the property, brick built fireplace, central heating radiator.

Dining Area

There is a central heating radiator and double glazed French doors to the rear of the property.

Kitchen Area

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, space for a cooker, cooker hood and double glazed window to the rear of the property.

Rear Hall/Utility Area

With single glazed windows to the rear and side, a door leads out to the rear garden, houses the combi boiler and has plumbing for a washing machine.

Cloakroom

There is a wc, wash hand basin and single glazed window to the rear of the property.

First Floor Landing

With stairs rising from the hallway.

Master Bedroom

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

Bedroom Two

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

Bedroom Three

With two double glazed windows to the rear of the property and central heating radiator.

Bathroom

There is a bath with mixer taps and shower over and has a removable screen, wash hand basin, wc, partly tiled walls, chrome towel radiator and double glazed window to the front of the property.

Outside

At the front of the property there is off road parking, hedging and fencing. Wrought iron gates lead through to the rear garden.

The rear garden has a patio seating area, mature trees and fencing.

Garage

There is a up and over door at the front and windows to side.



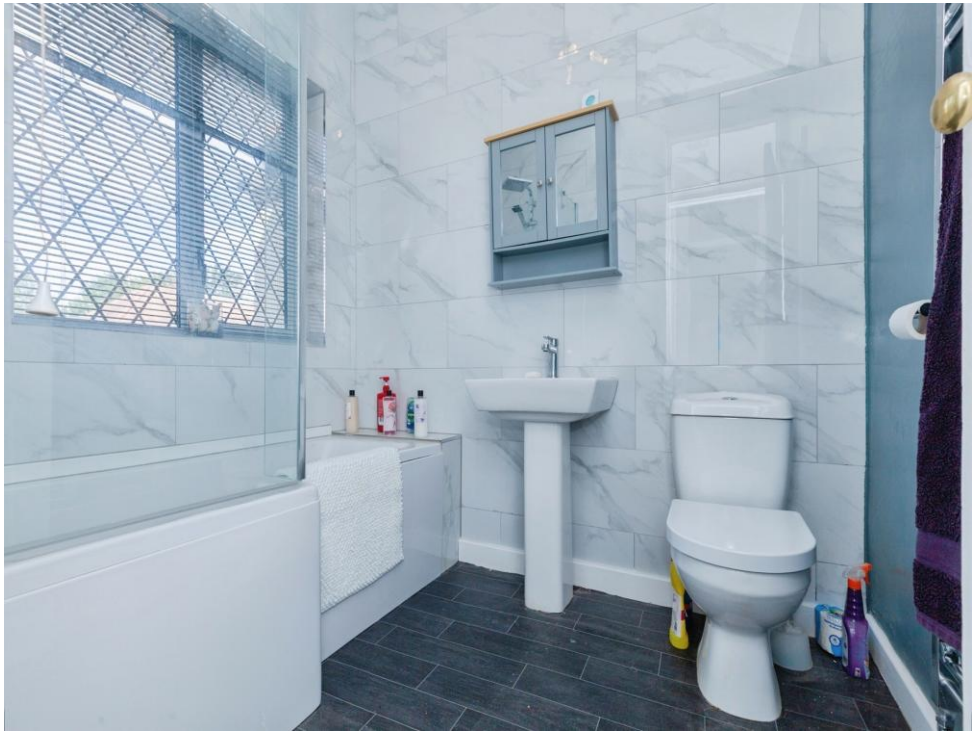




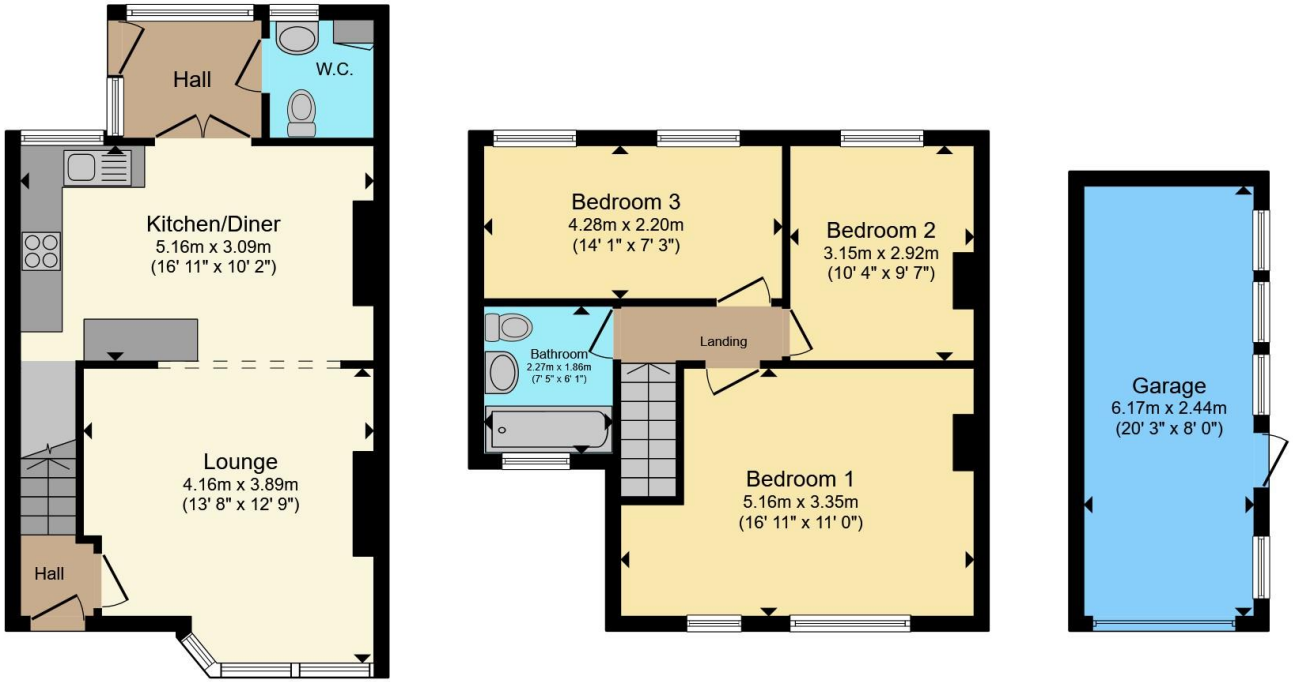












Total floor area 100.2 m² (1,078 sq.ft.) approx

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

To view this property please contact Connells on

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directions to this property:
Proceed out of Blaby along Enderby Road and proceed straight ahead over the roundabout. Continue to Enderby and turn left before the 'Foxhunter' roundabout where the property is situated.

EPC Rating: D

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/BLA310085

The Property Ombudsman

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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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