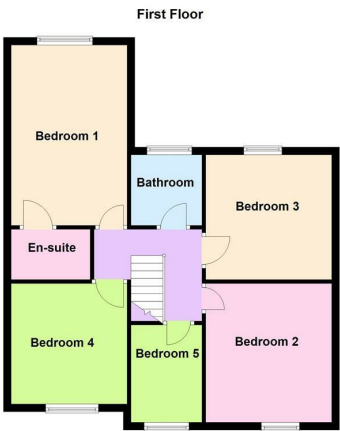


FLOOR PLAN

DIMENSIONS

- Entrance Hall
- Living Room
12'3 x10'10 (3.73m x3.30m)
- Dining Room
17'3 x 9'11 (5.26m x 3.02m)
- Kitchen
21'5 x 9'11 (6.53m x 3.02m)
- Study Room
9'2 x 5'10 (2.79m x 1.78m)
- Downstairs Shower Room
- Bedroom One
15'6 x 9'8 (4.72m x 2.95m)
- En-Suite
- Bedroom Two
12'4 x 9'7 (3.76m x 2.92m)
- Bedroom Three
10'10 x 9'11 (3.30m x 3.02m)
- Bedroom Four
10'11 x 9'10 (3.33m x 3.00m)
- Bedroom Five
9'3 x 7'7 (2.82m x 2.31m)
- Family Bathroom
- Car Port
25 x 16'2 (7.62m x 4.93m)
- Games Room/Storage
15'5 x 13'4 (4.70m x 4.06m)



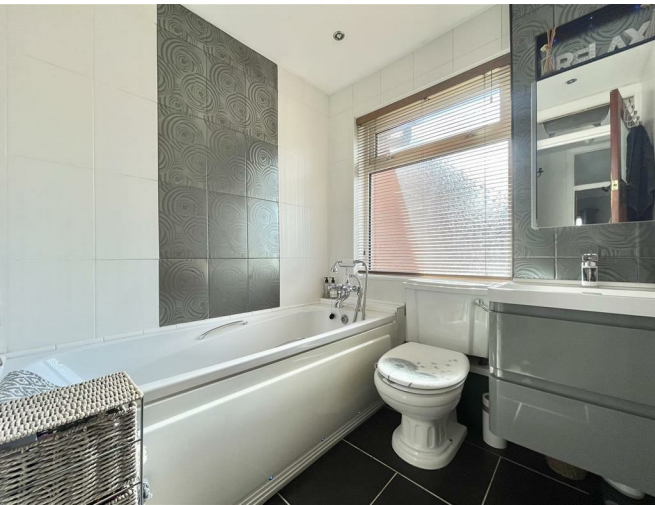
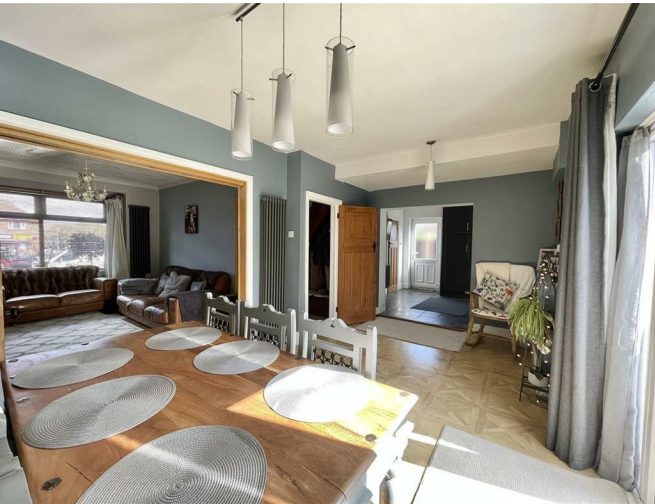
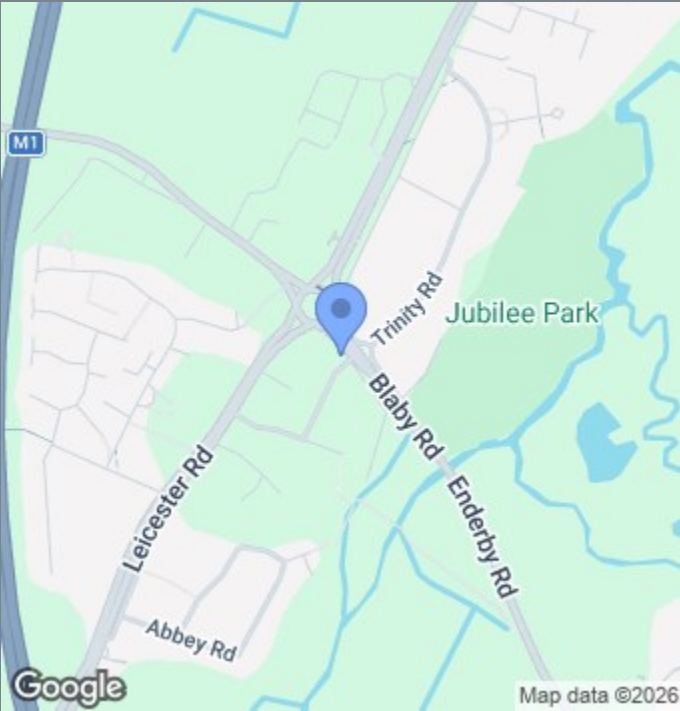
253 Blaby Road, Enderby, LE19 2BH
Offers Over £350,000

OVERVIEW

- Five Bedroom Home
- Driveway & Private Carport
- Ample Garden & Games Room
- Stunning Family Kitchen
- Downstairs Shower Room
- En-Suite To Main Bedroom
- Parks & Country Walks Close By
- EPC Rating - C
- Freehold Property
- Council Tax Band - B

LOCATION LOCATION....

Blaby Road is situated in Enderby, a well-established and popular family-friendly village on the south-west edge of Leicester, within the Blaby district. The property lies along Blaby Road, a well-regarded residential area predominantly made up of semi-detached and detached homes, many of which have been modernised or extended, giving the area a settled and attractive suburban feel. Enderby offers excellent local amenities, with Fosse Shopping Park nearby providing a wide range of retail, dining and leisure options, alongside supermarkets, caf  s and everyday conveniences within easy reach. The location is particularly well-suited to commuters, benefiting from close proximity to the M1 and M69 motorways, regular bus services into Leicester, and Narborough railway station just a short distance away with links to Leicester and Birmingham. The surrounding area also offers access to green spaces and a generally quiet residential environment, making it appealing to families, first-time buyers and professionals seeking a balance of convenience and community living.



THE INSIDE STORY

This impressive and deceptively spacious five-bedroom home on Blaby Road, Enderby offers fantastic, versatile living space, perfect for growing families looking for both comfort and style.

As you step through the entrance porch and into the hallway, you  re welcomed by a bright and inviting living room, complete with a charming bay window that fills the space with natural light. This flows seamlessly into a generous family dining room, easily accommodating a large table and chairs, with patio doors opening out onto the rear garden, ideal for entertaining or family gatherings. From here, you  ll find a stunning modern kitchen, fully fitted with integrated appliances, ample worktop space and plenty of storage. The ground floor also benefits from a dedicated study, perfect for working from home and a sleek, contemporary shower room.

Upstairs, the property continues to impress with five well-proportioned bedrooms, four of which are spacious doubles. The main bedroom enjoys the added luxury of its own en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom.

Outside, the property boasts a sunny rear garden, perfect for relaxing, entertaining, or for children to enjoy. To the rear, there is a large car port providing covered parking, along with a versatile storage room currently used as a games room. An ideal bonus space for families. Further parking is available to the front of the property.

This is a fantastic opportunity to secure a substantial and beautifully laid-out home, offering exceptional space and great value in a highly sought-after location.

