

FOR SALE



Blaby Road, Enderby

5 Bedrooms, 2 Bathroom, Detached House

Offers Over £450,000


MARTIN&CO



- Five Bedroom Detached House
- Located In Enderby
- Two Separate Reception Rooms
- Large Open Plan Kitchen Living Area
- Utility And W/C
- Five Bedrooms
- Family Bathroom

FULL DESCRIPTION A superbly presented, highly spacious detached family home that sits on a generous plot! The well appointed and flexible accommodation is arranged over two floors and briefly comprises: Entrance hallway, Sitting room, Dining Room, Large open plan Living kitchen, Utility and W/C. First Floor: Five bedrooms and a bathroom. Outside: Enclosed large rear garden and driveway. No Chain.

HALLWAY With a door to the front of the property, hard flooring, stairs rising to the first floor and under stairs cupboard.

LIVING ROOM 12' 4" x 12' 7" (3.76m x 3.84m) With a double glazed window to the front of the property, fireplace, central heating radiator.

DINING ROOM Central heating radiators and opening to the kitchen/dining room.

OPEN PLAN KITCHEN LIVING AREA 21' 9" x 9' 6" (6.63m x 2.9m) The kitchen area is fitted with matching wall and base units, work surfaces housing the stainless steel, one and a half bowl sink drainer, integrated oven, hob with cooker hood over, spot lights to the ceiling and tiled flooring.

SUNROOM 21' 4" x 13' 2" (6.5m x 4.01m) The sunroom area has a multi fuel burner and bi fold doors to the rear garden.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



UTILITY ROOM 8' 8" x 18' 10" (2.64m x 5.74m) There is ample storage space, space for a washing machine and dryer, spot lights to the ceiling, door to the w/c, door to the storage area and a door to the front of the property.

LANDING With stairs rising from the hallway and window to the front of the property.

BEDROOM 12' 4" x 13' 3" (3.76m x 4.04m) With a bay window to the front of the property and small window to the side and central heating radiator.

BEDROOM 8' 3" x 9' 5" (2.51m x 2.87m) Window to the side of the property and central heating radiator.

BEDROOM 6' 10" x 11' 5" (2.08m x 3.48m) A window to the rear of the property, vaulted ceiling with ladder to the living area and central heating radiator.

BEDROOM 11' 6" x 8' 11" (3.51m x 2.72m) With a window to the rear of the property and central heating radiator.

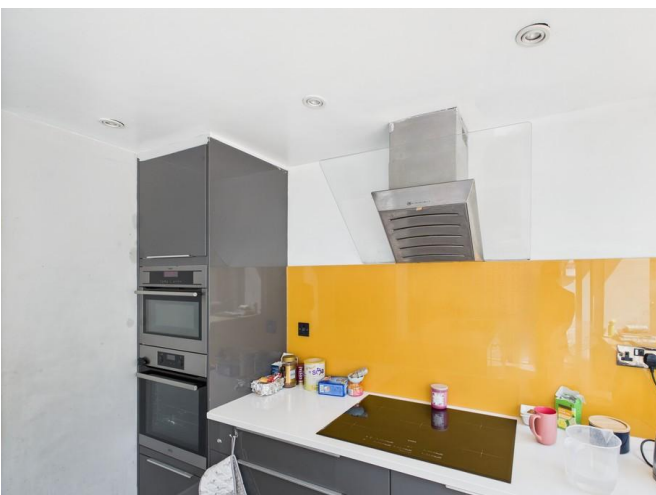
BEDROOM 6' 11" x 6' 7" (2.11m x 2.01m) With a window to the front of the property and central heating radiator.

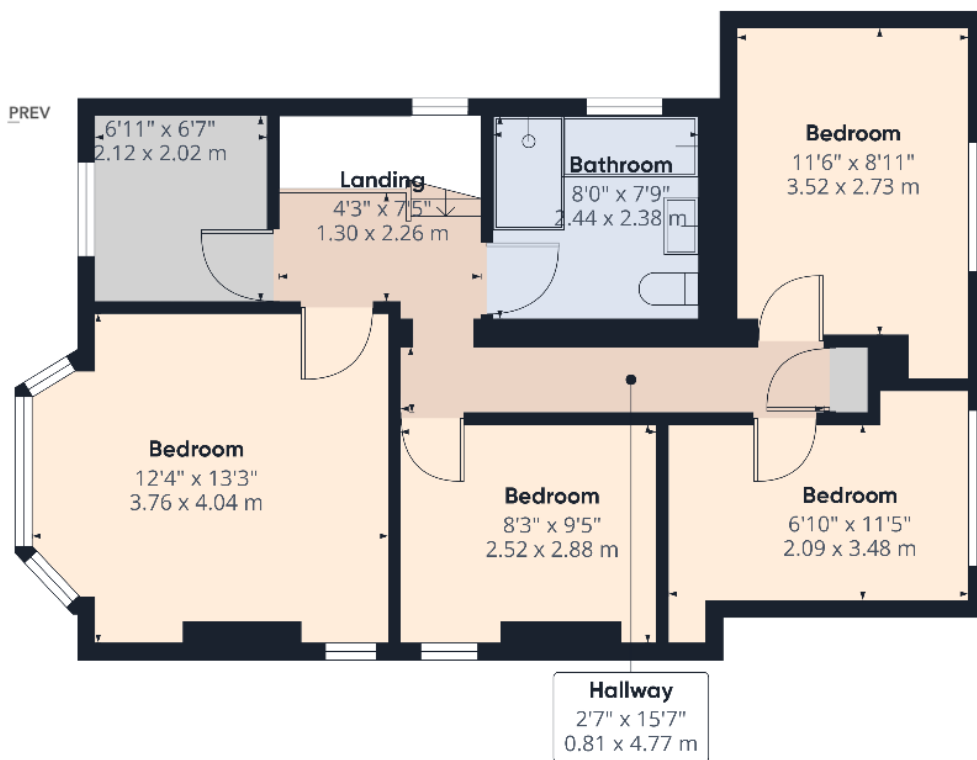


BATHROOM 8' 0" x 7' 9" (2.44m x 2.36m) There is a free standing bath, wash hand basin, wc, tiled flooring, tiled walls, shower cubicle and window to the side of the property.

OUTSIDE To the front of the property there is a gravelled driveway providing ample off road parking.

The landscaped rear garden has a paved patio area, fire pit area, lawn, mature trees and fenced borders.





Martin & Co Leicester
 162 Narborough Road • Leicester • LE3 0BW
 T: 0116 204 4920 • E: leicester@martinco.com

0116 204 4920
<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

