



Connells

St. Johns
Enderby Leicester



Property Description

Enderby is a small village to the South West of Leicester. The village's name means 'farm/settlement of Eindriithi'. 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, Everards Meadows, 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 & 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.'

Beautifully refurbished to an exceptional standard, this executive home offers stylish and spacious accommodation throughout. Designed to meet the demands of modern family life, it provides the perfect setting for both everyday living and entertaining guests. Available with no onward chain.

Entrance Hall

There is a door to the front of the property, vertical radiator and spot lights to the ceiling.

Cloakroom

There is a wc, wash hand basin and window to the front of the property.

Lounge

There is a window to the front of the property, central heating radiator, spot lights to the ceiling and door through to the kitchen.

Kitchen/ Dining Room

A large kitchen/dining room which is fitted with wall and base units, work surfaces housing the sink, island with storage cupboards beneath, integrated Range style oven and 6 ring hob with cooker hood over, integrated microwave, integrated large fridge freezer, integrated dish washer, vertical radiator, spot lights to ceiling, stairs rising to the first floor, under stairs cupboard, door from the lounge, doors to the utility room and conservatory, window to the rear and bi-folding doors to the rear of the property leading out to the garden.

Utility Room

There are wall & base units, work surfaces housing the sink drainer, vertical radiator, spot lights to the ceiling & access to the study

Study Room

Accessed from the utility room, there are two windows and a door to the rear of the property.

Conservatory

Accessed from the kitchen, there are windows to the rear and sides and a door leading out to the garden.

First Floor Landing

With stairs rising from the kitchen.

Bedroom One

There are two windows to the front of the property, vertical radiator, access to a dressing room and door to the en-suite.

Dressing Room

There is a window to the rear of the property.

En-Suite To Bedroom One

There is a shower cubicle, wash hand basin in a vanity unit, wc, towel radiator and window to the rear of the property.

Bedroom Two

With a window to the rear of the property and access to a dressing room.

Dressing Room

There is a window to the front of the property.

Bedroom Three

There is a window to the rear of the property and vertical radiator.

Bedroom Four

With a window to the front of the property and vertical radiator.

Bedroom Five

With a window to the front of the property and vertical radiator.

Family Bathroom

There is a free standing bath with separate taps shower attachment, wash hand basin in a vanity unit, wc, spot lights to the ceiling and window to the rear of the property.

Shower Room

There is a shower cubicle, wash hand basin, wc, spot lights to the ceiling and window to the front of the property.

Outside

At the front of the property there is a new tarmac driveway providing ample off road parking and has a newly rendered wall at the front. The outside of the property has also been newly rendered.

The rear garden has a large wrap around patio seating area, landscaped garden with a newly laid lawn, mature trees & new fencing.

Double Garage

With a Horsmann high-spec up & over door to the front & a door through to the utility room.

Notes:

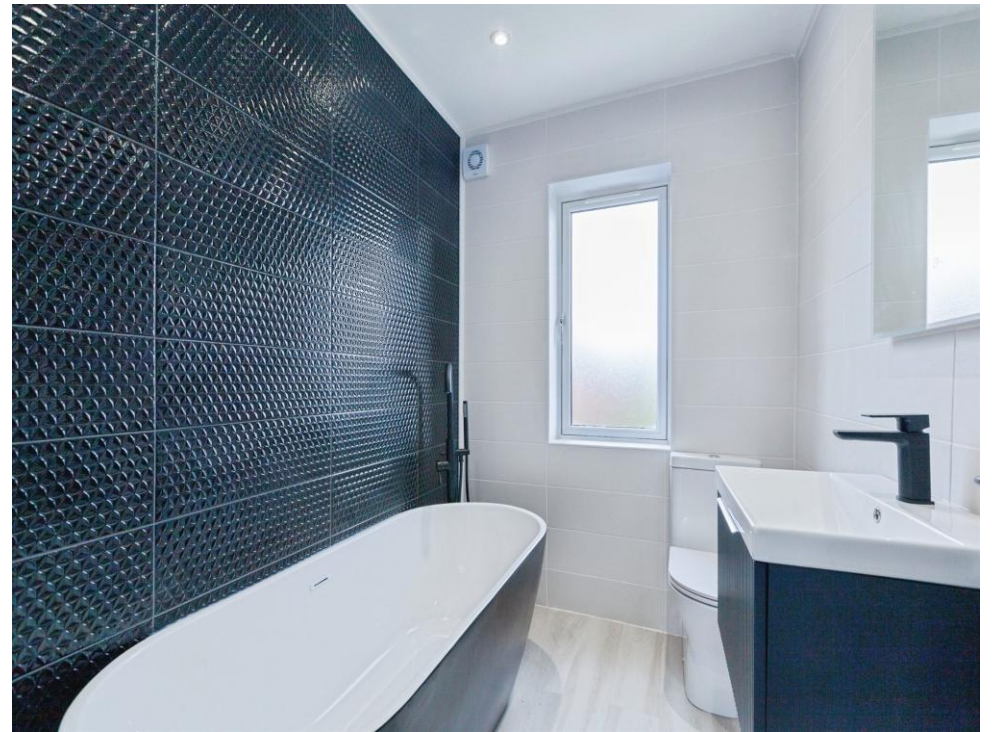
The property has a newly fitted 3 phase power supply for all future power needs. The property has been re-plastered and re-wired throughout.

There is an Ajax high spec alarm system with HIK vision security cameras - which can be worked via wifi.

There is motion sensored lighting to the main hall and all bathrooms, new flooring to the ground floor and new carpets and new double glazing throughout.

Outside there are external power points and water taps to the front and rear and there is a large space to one side which gives easy access to the rear garden.

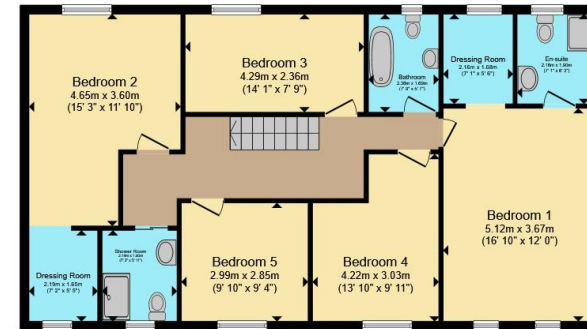








Ground Floor



First Floor

Total floor area 232.3 m² (2,500 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 to the Foxhunter roundabout and turn right onto the B4114 heading towards Fosse Park, at the traffic lights turn right onto the slip road towards Palmers Garden Centre & Police HQ. The property is located on the left hand side before the garden centre.

EPC Rating: C Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/BLA310135



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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