



**Connells**

Drummond Road  
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, 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.

A versatile and well proportioned four bedroom semi-detached home offering flexible living accommodation. With a ground floor room ideal for relatives or guests the current owners have thoughtfully extended the property to make it an ideal family home.

## Entrance Porch

With a double glazed doors to the front of the property and two doors leading through to the lounge.

## Lounge

With a double glazed window to the front of the property, living flame gas fire, central heating radiator and stairs rising to the first floor.

## Dining Room

There is a central heating radiator, door leading to the wet room, utility room and rear reception room and there is a linked smoke alarm.

## Kitchen

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, fully tiled walls, space for a cooker, cooker hood, dish washer, central heating radiator, spot lights to the ceiling, double glazed window and door leading out to the rear garden.

## Utility Room

There are wall and base units, work surfaces housing the sink drainer, plumbing for a washing machine, space for a tumble dryer, central heating radiator and a door leading to the side passage and garage.

## Downstairs Wet Room

There is a shower, wash hand basin in a vanity unit, wc, central heating radiator, double glazed window to the side of the property and is fully tiled.

## Further Reception Room

This was designed as a bedroom/sitting room adjacent to the wet room. There are double glazed windows to the rear and side of the property, two central heating radiators, linked smoke alarm and a door leading out to the garden.

## First Floor Landing

With stairs rising from the lounge, linked smoke alarm, loft access and boiler cupboard.

## Boiler Cupboard

Housing a Viessman pressurised system boiler with weather compensation and pressurised cylinder, optimised for three bathrooms.

## Bedroom One

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

## Bedroom Two

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

## Bedroom Three

With a double glazed window to the front of the property, central heating radiator and wardrobe to be included with the sale.

## Bedroom Four/Office

With a double glazed window to the front of the property, central heating radiator and built in wardrobe.

## Shower Room

There is a shower cubicle, wash hand basin, wc, bidet, fully tiled walls, central heating radiator and double glazed window to the rear of the property.

## Bathroom

There is a bath, wash hand basin in a vanity unit, wc, central heating radiator, fully tiled walls and double glazed window to the rear of the property.

## Outside

At the front of the property there is a driveway providing ample off road parking and leads to the garage.

The rear garden is low maintenance with paved areas, patio seating areas, socket for a rotary washing line or sun umbrella, multiple outdoor power outlets, mature plants and shrubs, large shed - which has power and lights and timber fenced borders.

## Garage

There is an electric roller door at the front, power and lighting and a single door at the rear leading to a passageway through to the rear garden.

## Note:

There is VM fibre into the home.















Total floor area 143.7 m<sup>2</sup> (1,547 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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 0116 247 7477**  
**E [blaby@connells.co.uk](mailto:blaby@connells.co.uk)**

8-10 Leicester Road BLABY  
 LEICESTER LE8 4GQ

#### directions to this property:

Proceed out of Blaby along Enderby Road and continue straight ahead to the Foxhunter roundabout. Continue ahead towards Enderby and turn left onto Cooperation Street which turns into King Street. At the end turn right onto Shortridge Lane and follow the road round taking the second right turn onto Mitchell Road which then becomes Drummond Road where the property is located.

EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/BLA309901](http://connells.co.uk/Property/BLA309901)**



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BLA309901 - 0004