



**Connells**

Ashton Drive  
Enderby Leicester



## 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.

Situated in a popular and well-established residential area of Enderby, this beautifully presented three bedroom detached house offers modern living and is perfect for families, professionals or anyone seeking a stylish home. Set on a quiet street with attractive well maintained neighbouring homes.

### Agents Note:

The vendor advises that there is a £200 charge every 6 months for maintenance of the estate and a Chancery Repair Liability of £100 - ask branch for details.

The NHBC has 1 year remaining.

### Entrance Hall

There is a door to the front of the property, central heating radiator and stairs rising to the first floor.

### Cloakroom

There is a wc, wash hand basin with tiled splashback and a central heating radiator.

### Lounge

18' x 12' 5" ( 5.49m x 3.78m )

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

### Kitchen/Diner

18' x 10' 4" ( 5.49m x 3.15m )

Fitted with wall and base units, work surfaces housing the sink drainer, integrated oven and hob with extractor fan over, integrated dish washer, integrated fridge freezer, spot lights to the ceiling, double glazed windows to the front and side of the property and double doors leading out to the garden.

### Utility Room

6' 9" x 5' 5" ( 2.06m x 1.65m )

Fitted with a work surface, plumbing for a washing machine, under stairs cupboard, central heating radiator and double glazed window to the rear of the property.

## First Floor Landing

With stairs rising from the hallway, airing cupboard with lighting, loft access, central heating radiator and double glazed window to the rear of the property.

## Bedroom One

13' 5" max x 12' 3" max ( 4.09m max x 3.73m max )

With double glazed windows to the front and side of the property, central heating radiator, integrated wardrobes and door to the en-suite.

## En-Suite

There is a shower cubicle, wash hand basin, wc, partly tiled walls, chrome towel radiator and double glazed windows to the front and side of the property.

## Bedroom Two

10' 10" x 9' 10" ( 3.30m x 3.00m )

With a double glazed window to the front of the property, cupboard with a hanging rail and a central heating radiator.

## Bedroom Three

8' 5" x 7' 9" ( 2.57m x 2.36m )

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

## Bathroom

There is a bath with shower over, wash hand basin, wc, partly tiled walls, tiled flooring and double glazed window to the rear of the property.

## Outside

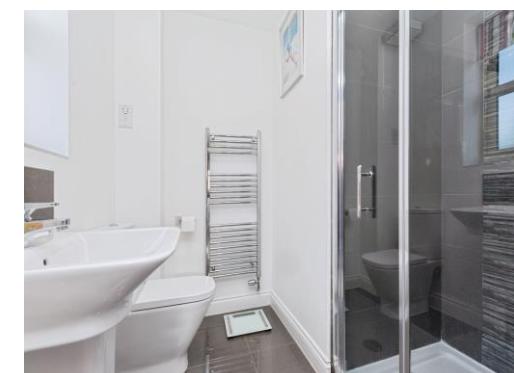
There is a driveway providing off road parking and leads to the garage.

The rear garden has a patio area, lawn with mature shrubs, timber fencing and wall borders.

## Garage

20' 1" x 10' 2" ( 6.12m x 3.10m )

With an up and over door to the front and a single door leading to the rear garden.









**Ground Floor**



**First Floor**

Total floor area 112.9 m<sup>2</sup> (1,215 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**

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#### **directions to this property:**

Proceed out of Blaby along Enderby Road and continue straight ahead at the roundabout. At the 'Foxhunter' roundabout continue ahead towards Enderby. At the traffic lights continue ahead and turn right onto Ashton Drive where the property is located.

EPC Rating: B    Council Tax  
 Band: D

Tenure: Freehold



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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Property Ref: BLA309817 - 0004