



Connells

Chapel Street
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.

Agents Note:

There is an easement on the title (please enquire with the Blaby branch) - there is a shared driveway/shared access to the property.

Kitchen

14' 10" x 9' 2" (4.52m x 2.79m)

A front door leads into the kitchen, which is fitted with wall and base units, work surfaces housing the stainless steel sink, tiled walls, integrated gas oven and gas hob, integrated washing machine, integrated fridge, integrated microwave, beams to the ceiling, stairs rising to the first floor and secondary glazed windows to the front and rear of the property.

Lounge

14' x 13' (4.27m x 3.96m)

With secondary glazed windows to the front and rear of the property, beams to the ceiling, gas fireplace and central heating radiator.

Second Reception/ Dining Room

12' 10" x 8' 4" (3.91m x 2.54m)

Located in the basement there is a secondary glazed window to the rear of the property and central heating radiator.



A charming newly thatched cottage nestled in a peaceful & picturesque corner of Enderby. This delightful home exudes timeless character and traditional charm. Set within a lush, mature garden bordered by a stone wall. The cottage is ideal for those seeking a mix of rustic elegance & modern comfort.

To The First Floor:

Bedroom One

11' 5" x 9' 10" (3.48m x 3.00m)

Stairs from the kitchen lead to bedroom one which has secondary glazed windows to the front and side of the property, wardrobes and central heating radiator.

Bedroom Two

10' 10" x 7' 1" (3.30m x 2.16m)

Accessed via bedroom one - there is a secondary glazed window to the front of the property and two central heating radiators.

Bathroom

Accessed via bedroom one - there is a freestanding bath, shower cubicle, wash hand basin, wc, heated chrome towel radiator and secondary glazed window to the front of the property.

Outside

The front garden is laid to lawn with mature shrubs and walled surrounds.

At the rear of the property there is a gravelled driveway which leads to a garage. Behind the garage there is a further garden area with a patio area, lawn with mature shrubs and fence and wall borders.

Garage

16' 5" x 16' 1" (5.00m x 4.90m)

With an up and over door to the front.

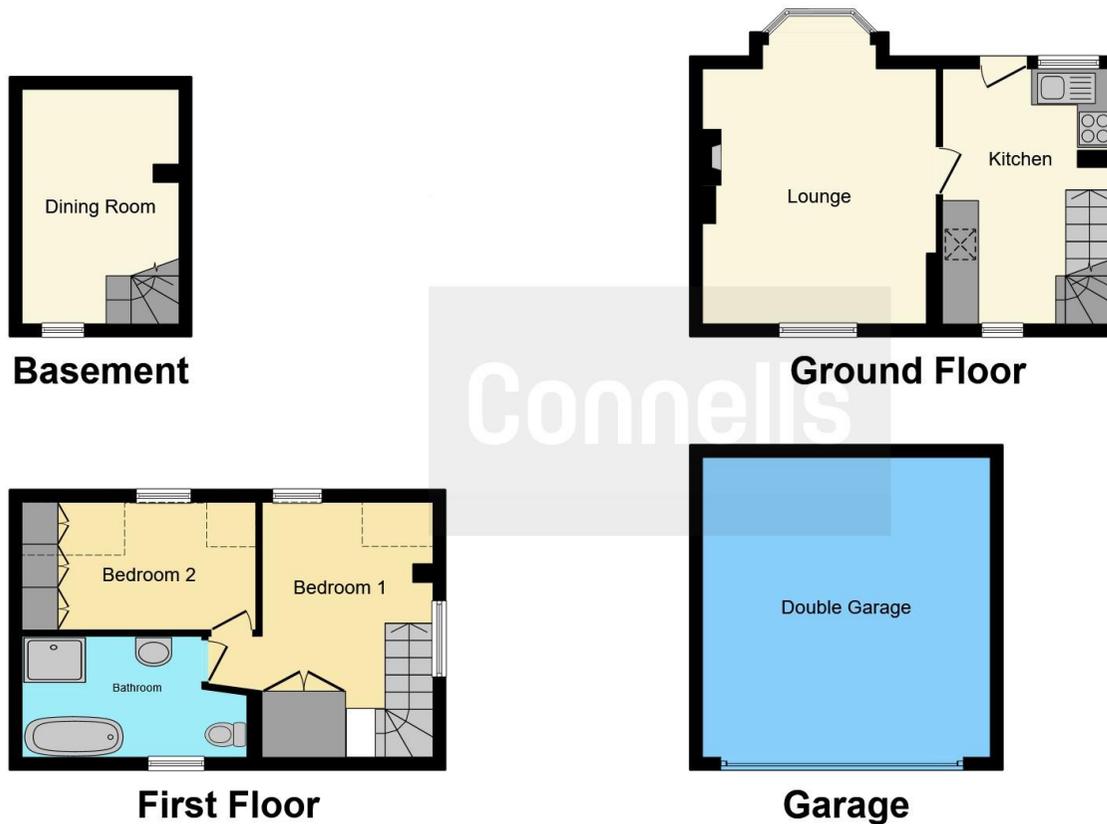
Agents Note:

There is planning permission for a one bedroom detached cottage to be built in the garden - ask the agent for further details.









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.focalagent.com

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T 0116 247 7477
E blaby@connells.co.uk

8-10 Leicester Road BLABY
 LEICESTER LE8 4GQ

view this property online connells.co.uk/Property/BLA309755

directions to this property:

Proceed out of Blaby along Enderby Road, at the roundabout continue straight ahead towards Enderby. At the Foxhunter roundabout continue straight over, proceed along the next set of traffic lights and turn left onto High Street, bearing right onto Chapel Street where the property is located.

EPC Rating: D Council Tax
 Band: C

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: BLA309755 - 0005