



253 Blaby Road, Enderby, Leicester, LE19 2BH

Guide Price £370,000

Nestled in the popular residential area of Enderby, this spacious five bedroom semi-detached home offers an abundance of living space, perfect for families or those looking for room to grow.

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PARTNERSHIP NO. OC316701 VAT REGISTRATION NO. 272 4321 77 REGISTERED IN England and Wales REGISTERED OFFICE 7-11 Albert Street, Rugby, Warwickshire CV21 2RX



LOCATION

Enderby is a small town located in the Blaby district of Leicestershire, just southwest of Leicester city centre, ideally located with easy access to major road networks including the M1 J21/M69 and is in easy reach of Fosse Park out of town shopping centre, Meridian entertainment & leisure park and Everards Meadows & Brewery. Local schooling is available at Danemill Primary school and Brockington College. It is a well-connected suburban area with a mix of residential neighbourhoods, green spaces, and local amenities which includes a medical centre, pharmacy, supermarket, restaurant, newsagents, petrol station, florists, beauty salon, delicatessen, library and a café, with a bus route to the city centre. There is a leisure centre with swimming pool, gym, squash courts and sports hall for badminton and 5-a-side football, along with a nine-hole pay-and-play golf course. Narborough railway station is nearby with direct links to Birmingham New Street and Leicester City Centre.

GROUND FLOOR

As you step through the front porch there is a useful area for coat hanging and shoes storage, before entering the open and welcoming entrance hall. To the right, the sitting room is bright and inviting, benefitting from large front-facing windows which afford plenty of natural light. The original cast iron open fireplace provides an attractive focal point to the room, creating the perfect atmosphere for relaxing evenings. From here, elegant sliding oak doors open through to the dining room, which seamlessly connects the living and outdoor spaces, with patio doors leading out to the south-facing garden, providing an easy flow for entertaining, family meals, or enjoying the sunshine throughout the day. The kitchen is well-appointed, fitted with modern grey shaker style units, providing ample storage and worktop space, including a range of full height larder cupboards and a Belfast sink. Fitted appliances include a stainless steel range cooker with five-ring gas hob and extractor hood above, along with space for an American style double fridge/freezer and a dishwasher. The seated breakfast bar offers a relaxed area for morning coffee or casual dining, while a window overlooking the garden adds to the bright and homely feel. A side door provides direct garden access to the rear garden. To the rear of the kitchen is a convenient ground floor shower room and a study/home office, which could alternatively be used as a utility room, pantry or even a playroom, offering flexible options to suit modern living.

FIRST FLOOR

The first floor continues to impress with five well appointed bedrooms. There are four spacious doubles, one of which benefits from its own private en-suite shower room and enjoys views over the garden. The fifth bedroom makes an excellent nursery, study, or guest room, while the fully tiled family bathroom features a contemporary white suite and neutral décor, fitted with a panelled bath, WC and a contemporary style wall mounted vanity unit with drawers and inset wash hand basin.

OUTSIDE

Outside, the south-facing rear garden, which is mainly laid to lawn, is perfect for entertaining or unwinding, featuring a raised decked area, a paved patio, outdoor bar and car port

which could alternatively be used for a covered entertaining area or storage. Beyond the carport there is access to a double garage which is currently being used as a games room, accessed through patio doors however, this could easily be converted back for use as a garage. There is a storage shed and side gated access to the front. The front of the property offers driveway parking along with ample on-street parking for guests. The carport, accessed via an electric roller shutter door, and garage are conveniently located to the rear. This home perfectly combines spacious interiors, modern features, and a prime location. With easy access to Fosse Park, local schools, and major road links, it offers the best of both convenience and comfort, ideal for families, professionals, or anyone looking for a well-connected home with room to grow.

LOCAL AUTHORITY

Blaby District Council Tel:01162-750555. Council Tax Band – B.

VIEWING

Strictly by prior appointment via the selling agent Howkins & Harrison. Contact Tel:01455-559203.

FIXTURES AND FITTINGS

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

SERVICES

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

FLOORPLAN

Howkins & Harrison prepare these plans for reference only. They are not to scale.

IMPORTANT INFORMATION

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These particulars do not constitute a contract or part of a contract. All measurements are approximate. The fixtures, fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



**Approximate Gross Internal Area 1481 sq ft - 138 sq m
(Excluding Outbuilding)**

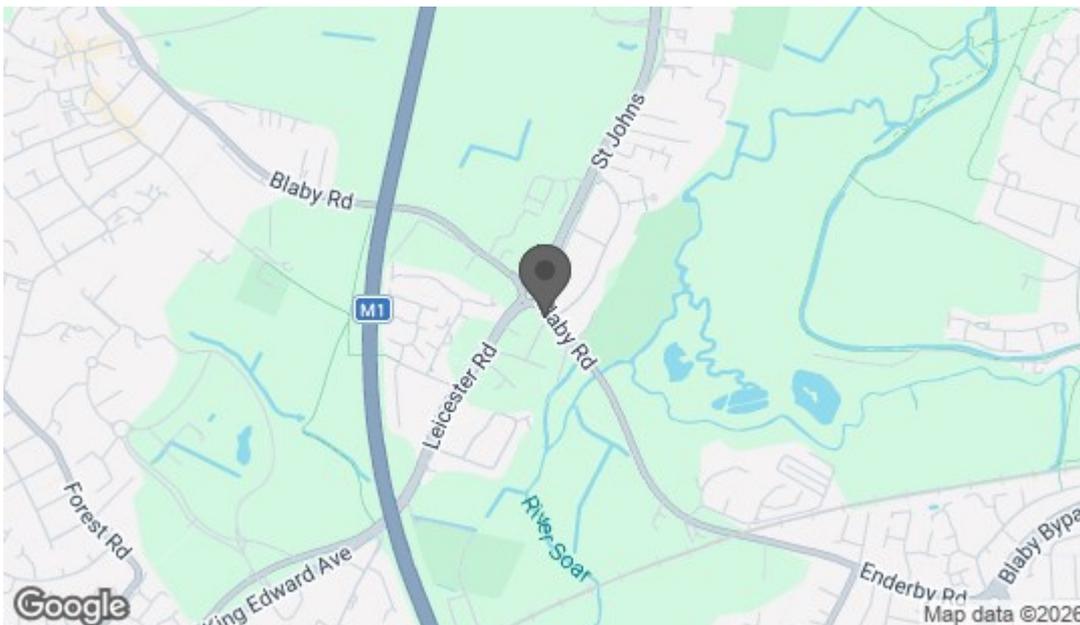
Ground Floor Area 761 sq ft – 71 sq m

First Floor Area 720 sq ft – 67 sq m

Outbuilding Area 206 sq ft – 19 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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