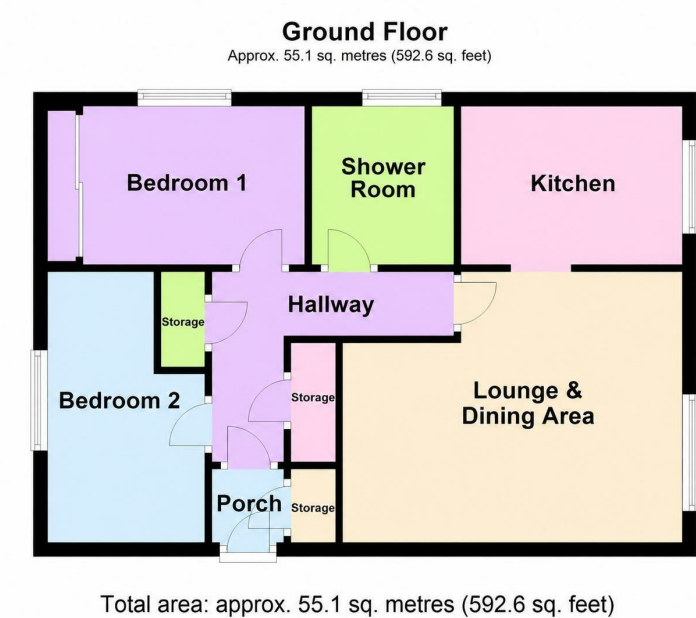


FLOOR PLAN

DIMENSIONS

- Entrance Lobby
- Entrance Hall
- Lounge Dining Room
15'8" x 12'9" (4.8 x 3.9)
- Kitchen
10'9" x 8'2" (3.3 x 2.5)
- Bedroom One
9'6" x 7'6" (2.9 x 2.3)
- Bedroom Two
11'9" x 6'10" (3.6 x 2.1)

- Shower Room
7'6" x 6'6" (2.3 x 2)
- Outside storage
- Communal garden



OVERVIEW

- First Floor Apartment - NO CHAIN
- Sought After Enderby Location
- Residents Parking & Gated Entry
- Entrance Porch & Hallway
- Lounge & Dining Area
- Fitted Kitchen
- Two Bedrooms
- Shower Room
- Energy Rating C, Council Tax Band A
- Communal Gardens & Green Areas, Leasehold

LOCATION LOCATION....

Close to the heart of Enderby village, making it a fantastic choice for families, commuters & anyone who loves having plenty on the doorstep. The village has a great community feel, with local shops including the Co-op, Morrisons Daily & independent convenience stores, together with cafés, takeaways, pubs, a library & useful everyday services, while Fosse Park is just a short drive away for an extensive choice of shopping, restaurants & leisure. Families are particularly well catered for, with Enderby Danemill Primary School around 0.3 miles away, The Pastures Primary School also nearby & Brockington College within easy reach. There is plenty to enjoy in your downtime too, with local recreation grounds, countryside footpaths & Enderby Leisure Centre, offering a swimming pool, gym, soft play, golf & a range of fitness facilities. Enderby has a friendly village atmosphere with sports clubs, community activities & green spaces all adding to its appeal. For commuters, Narborough railway station is approximately 1.1 miles away with services towards Leicester, Hinckley, Nuneaton & Birmingham, while regular buses connect Enderby with Leicester & Fosse Park. Excellent access to the M1, M69, A563 & Enderby Park & Ride makes travelling further afield equally straightforward. With village amenities, excellent schooling, leisure facilities & superb transport links all close at hand, Federation Street offers a lovely setting for everyday family life.



THE INSIDE STORY

Welcome to this charming two-bedroom apartment located in the desirable area of Southey Close, Enderby, Leicester. Offered for sale with no upward chain, this property offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers, young professionals, or those looking to downsize. Upon entering the apartment through the front door, you are welcomed into the entrance hall, which provides access to the living room and other areas of the property. The lounge is a bright and airy living space, perfect for relaxation and entertaining. The newly refitted kitchen is functional and well-equipped, with a gas hob and fan oven, providing everything you need to prepare meals. Its practical design allows for easy movement and access, making cooking a pleasure rather than a chore. There are two well-proportioned bedrooms and a shower room comprising of a shower cubicle, low level WC and a wash hand basin. The layout is thoughtfully designed to maximise space and natural light, creating a warm and inviting atmosphere throughout. Situated in Enderby, this apartment benefits from a range of local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected to Leicester city centre, offering excellent transport links for those who commute or enjoy the vibrant city life.

