

FLOOR PLAN

DIMENSIONS

Hallway

Dining Kitchen
18'9 x 11'2 (5.72m x 3.40m)

Living Room
21'9 x 11'4 (6.63m x 3.45m)

Garden Room
7'6 x 9'4 (2.29m x 2.84m)

Downstairs Cloakroom
4'5 x 5'9 (1.35m x 1.75m)

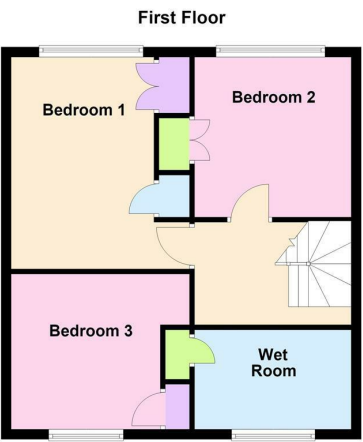
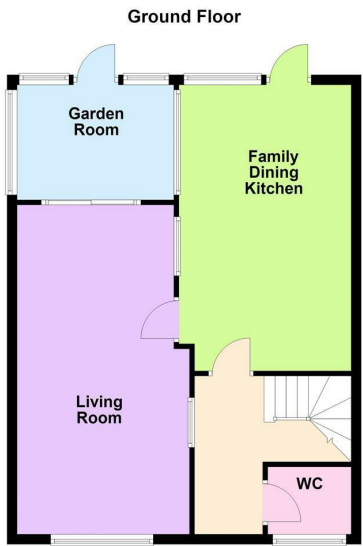
Landing

Bedroom One
13'6 x 9'6 (4.11m x 2.90m)

Bedroom Two
10'6 x 9'9 (3.20m x 2.97m)

Bedroom Three
7'2 x 9'11 (2.18m x 3.02m)

Wet Room
4'5' x 9'1 (1.35m' x 2.77m)



OVERVIEW

- Extended Family Home
- Great Location & No Chain
- Hallway & Downstairs Cloakroom
- Living Room & Garden Room
- Dining Kitchen
- Three Bedrooms & Wet Room
- Driveway & Rear Garden
- Viewing Is A Must
- EER - tbc, Freehold
- Council Tax Band - B

LOCATION LOCATION....

Drummond Road enjoys a lovely position within the popular village of Enderby, combining a friendly community atmosphere with an excellent range of amenities close at hand. The village centre is just a short distance away with Co-op Food - Enderby - Cross Street, independent shops, caf  s, pubs, takeaways & useful everyday services, while Fosse Park is within easy reach for a much wider choice of shopping, dining & leisure. Families are particularly well catered for with Enderby Danemill Primary School around half a mile away & Brockington College also close by. Green space & leisure facilities are another real attraction, with King George V Playing Fields offering sports pitches & tennis courts, alongside Enderby Leisure & Golf Centre with swimming, fitness, golf & other activities. Enderby has a welcoming village feel with local clubs, sports & community activities, while commuters benefit from regular bus services, nearby Narborough railway station, Enderby Park & Ride and excellent road links to Leicester, the M1 & M69. With village amenities, schooling, green spaces & fantastic connections all close by, Drummond Road offers a wonderfully convenient setting for family life.



THE INSIDE STORY

Offered to the market with no onward chain this extended family home enjoys a great location & provides wonderfully spacious accommodation with flexible living areas perfectly suited to busy family life. Step inside to a welcoming hallway which leads through to the comfortable living room. A window to the front brings in plenty of natural light while a wall mounted fire creates a cosy focal point. There is ample room for generous seating making this a lovely space to put your feet up & relax at the end of the day. Doors lead through to the garden room which provides valuable additional living space & could be enjoyed as a second sitting room playroom or peaceful spot to sit overlooking the garden. A door provides direct access outside making it particularly enjoyable during the warmer months. The spacious family dining kitchen is a real heart of the home & offers plenty of room for everyone to come together. Fitted with white wall & base units complemented by dark worktops there is excellent storage & preparation space alongside room for a family dining table & chairs. There is even space to create a relaxed seating area making this a wonderfully sociable room for everything from busy breakfasts & homework to family meals & entertaining friends. A handy downstairs cloakroom completes the ground floor. Upstairs the landing leads to three great sized bedrooms with each benefiting from useful built-in storage cupboards helping to keep everything neatly tucked away. A wet room completes the first floor accommodation. Outside a driveway to the front provides convenient off road parking while the lovely rear garden offers plenty of space for the whole family to enjoy. A patio is ideal for outdoor dining & summer barbecues while the lawn provides room for children to play. Pretty planted borders add colour & interest creating an attractive garden for relaxing entertaining & enjoying the sunshine.

