



**Connells**

Lime Tree Road  
Enderby Leicester



## Property Description

Enderby is a small village to the South West of Leicester. The village's name means 'farm/settlement of Eindriithi'. 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.

This two bedroom semi-detached property is being offered to the market with no onward chain. The property benefits from a generous sized plot with a garden and driveway and is spacious throughout. Ideal for anyone looking for a property with potential. Call now to view.

## Entrance Hall

There is a door to the front of the property and stairs rising to the first floor.

## Lounge

With a window to the front of the property, fireplace and coving to the ceiling.

## Dining Room

With windows and door through to the conservatory, picture rail, fireplace and access to the pantry which has a window to the side of the property.

## Conservatory

With windows to the rear and side, door leading out to the garden, storage cupboard and access to a w.c.

## Kitchen

There are base units, work surfaces housing the stainless steel sink drainer, splashback tiling space for a cooker, boiler and window to the rear of the property.

## First Floor Landing

With stairs rising from the hallway.

## Bedroom One

With two windows to the front of the property and built in wardrobes.

## Bedroom Two

With a window to the rear of the property.

## Bathroom

There is a bath with mixer taps, wash hand basin, wc, partly tiled walls, central heating radiator and window to the rear of the property.

## Outside

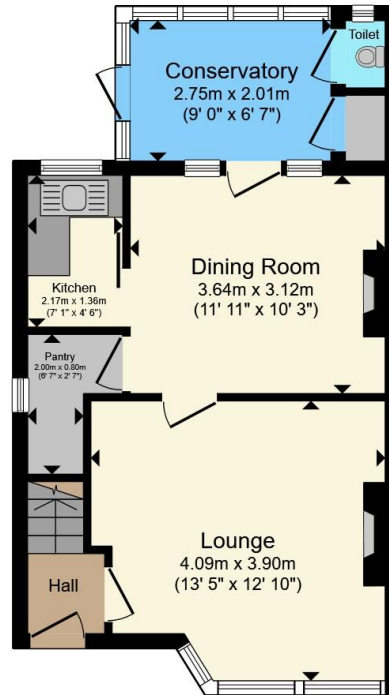
At the front of the property there double wrought iron gates leading through to the off road parking and the garage and there is a wall at the front.

The rear garden has a patio area and fenced borders.

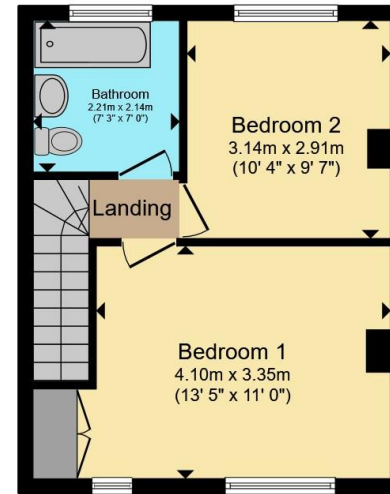








**Ground Floor**



**First Floor**

Total floor area 76.6 m<sup>2</sup> (825 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)



To view this property please contact Connells on

**T 0116 247 7477**  
**E [blaby@connells.co.uk](mailto:blaby@connells.co.uk)**

8-10 Leicester Road BLABY  
 LEICESTER LE8 4GQ

**view this property online [connells.co.uk/Property/BLA310027](http://connells.co.uk/Property/BLA310027)**

**directions to this property:**

Proceed out of Blaby along Enderby Road and proceed straight ahead over the roundabout. Continue to Enderby and turn left before the 'Foxhunter' roundabout where the property is situated.

EPC Rating: F Council Tax Band: B

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BLA310027 - 0003