



Connells

Blaby Road
Enderby Leicester

Blaby Road Enderby Leicester LE19 2AR

for sale offers in excess of
£290,000



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, café, 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.

'Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'

Situated in the sought after location of Enderby, this spacious and well presented home offers comfortable and versatile accommodation, ideal for modern family living. The property has been well maintained throughout and provides generous living space to suit a variety of lifestyles.

Entrance Porch

With a door to the front of the property and a door to the hallway.

Hallway

With a door from the porch and stairs rising to the first floor.

Lounge

With a double glazed bay window to the front of the property overlooking open fields, fireplace with feature surround, picture rail and central heating radiator.

Dining Room

There are double glazed patio doors to the rear of the property, picture rail, gas fire and central heating radiator.

Kitchen

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, gas cooker, under stairs cupboard, central heating radiator and double glazed windows to the rear and side of the property and a door to the side of the property.

First Floor Landing

With stairs rising from the hallway, loft access and a double glazed window to the side of the property.

Bedroom One

With a double glazed window to the front of the property with views overlooking open fields, built in wardrobes and central heating radiator.

Bedroom Two

With a double glazed window to the rear of the property, fitted wardrobes, central heating boiler and central heating radiator.

Bedroom Three

With a double glazed window to the front of the property with views overlooking open fields, fitted wardrobes and central heating radiator.

Shower Room

There is a shower cubicle, wash hand basin in a vanity unit, wc, tiled walls, central heating radiator and double glazed window to the rear of the property.

Outside

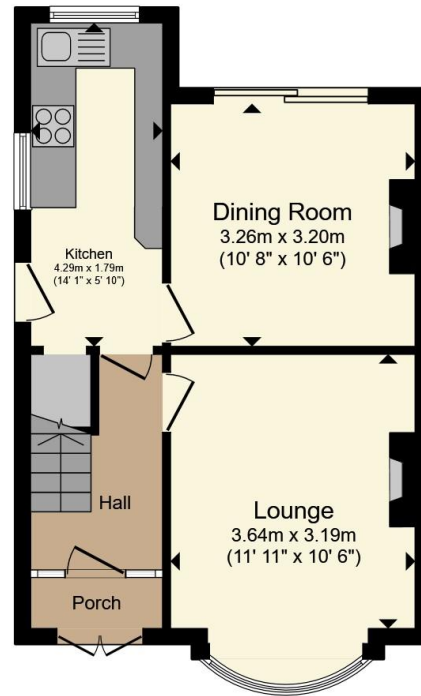
To the front, the property benefits from double wrought iron gates opening onto a private off-road parking area, together with a matching pedestrian gate. The frontage is further enhanced by a lawn, attractive flower beds, and a boundary wall.

A particular feature of the property is the larger-than average rear garden, which boasts a patio seating area, an expansive lawn, and established mature planting.









Ground Floor



First Floor

Total floor area 74.0 m² (797 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

Connells

To view this property please contact Connells on

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directions to this property:

Proceed out of Blaby along Enderby Road and at the roundabout continue straight ahead. At the 'Foxhunter' roundabout continue ahead onto Blaby Road where the property is located.

EPC Rating: D Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/BLA310077



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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