

FLOOR PLAN

**DIMENSIONS**

**Entrance Hall**  
13'01 x 6'01 (3.99m x 1.85m)

**Living Room**  
11'00 x 11'02 (3.35m x 3.40m)

**Kitchen Diner**  
17'03 x 12'11 (5.26m x 3.94m)

**Lean To**  
3'01 x 9'06 (0.94m x 2.90m)

**Utility**  
4'04 x 2'10 (1.32m x 0.86m)

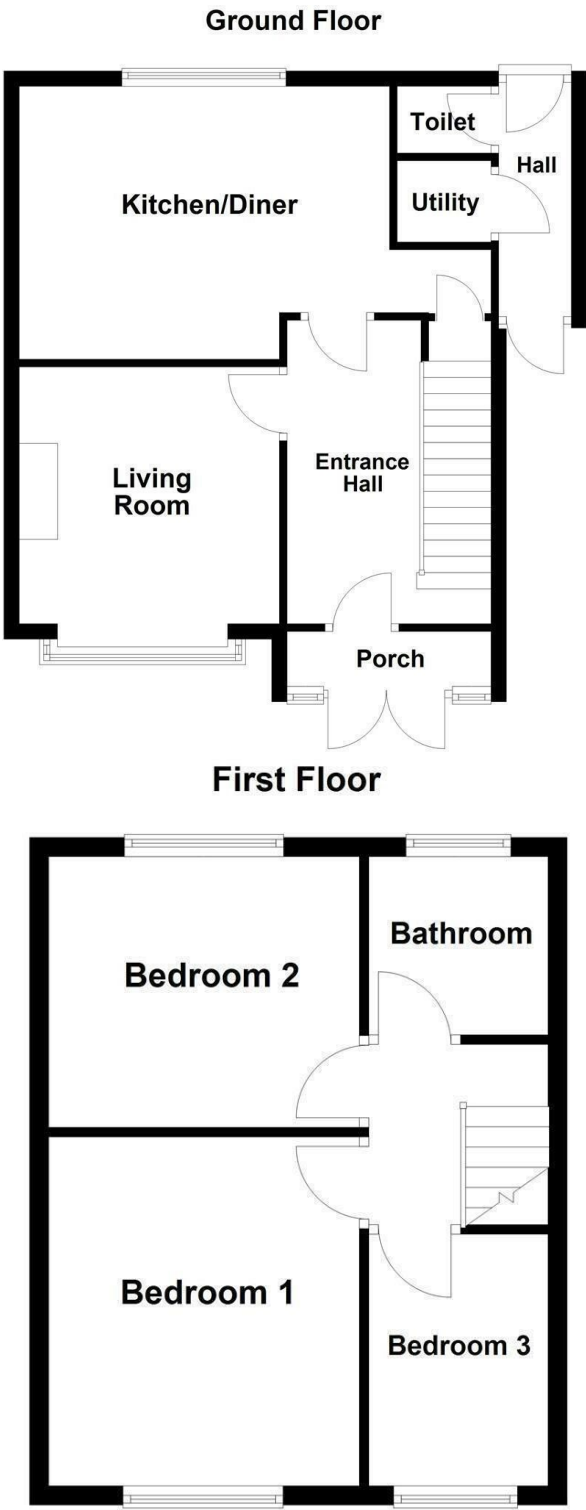
**Downstairs WC**

**Bedroom One**  
12'03 x 9'08 (3.73m x 2.95m)

**Bedroom Two**  
10'08 x 9'04 (3.25m x 2.84m)

**Bedroom Three**  
9'04 x 7'07 (2.84m x 2.31m)

**Family Bathroom**  
6'02 x 6'04 (1.88m x 1.93m)

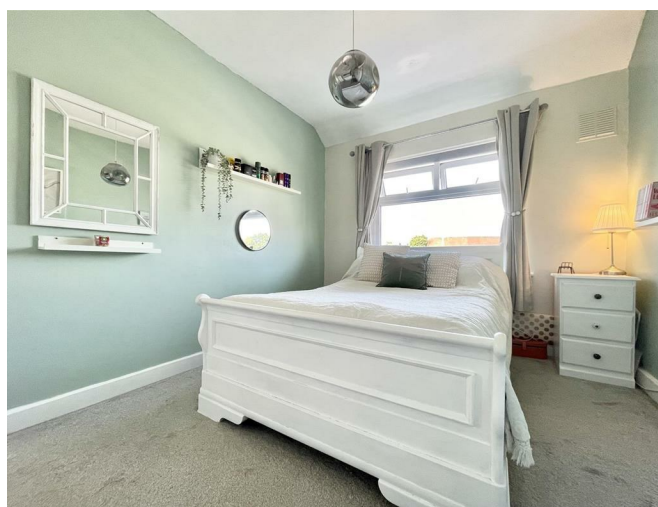
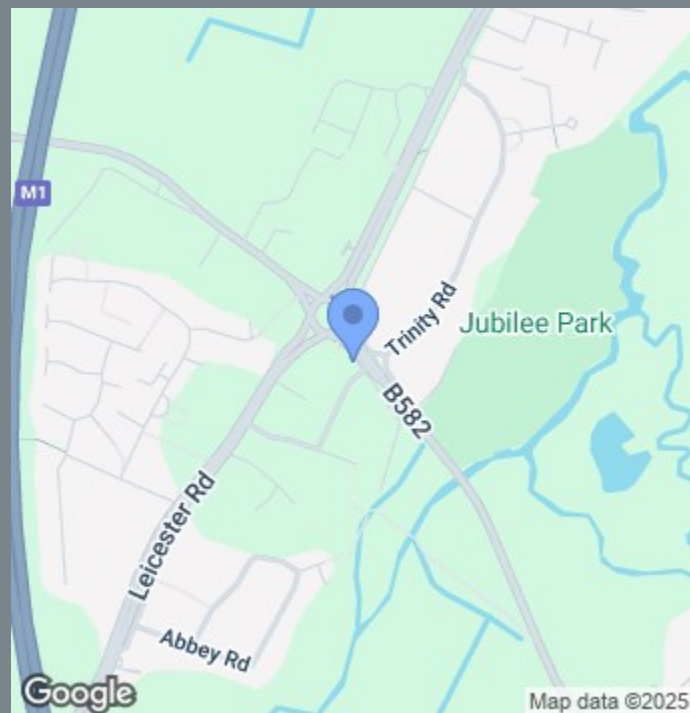


## OVERVIEW

- Three Spacious Bedrooms
- Downstairs WC & Utility Area
- Large & Lovely Rear Garden
- Driveway For Multiple Cars
- Perfect Family Home
- Great Location, Transport, Local Amenities
- Viewings Highly Advised
- EPC Rating - D
- Council Tax band - B
- Freehold Property

## LOCATION LOCATION....

Blaby Road in Enderby is a well-connected and sought-after area offering a great mix of suburban comfort and local convenience. The neighbourhood has a friendly, community feel with a range of nearby amenities including shops, cafes, and parks, making it ideal for families and professionals alike. Residents benefit from good local schools, reliable public transport links, and easy access to Leicester city centre. With a balance of green spaces and everyday essentials close by, it's a pleasant and practical place to call home.



## THE INSIDE STORY

*Nestled along the popular Blaby Road in Enderby, this charming three-bedroom semi-detached home is perfect for first-time buyers seeking space, character, and convenience. As you step inside, you're welcomed by a bright entrance hall leading into a cosy living room featuring a traditional fireplace and a beautiful bay window that fills the space with natural light. The spacious kitchen diner offers a rustic charm, complete with a large window overlooking the rear garden, making it a warm and inviting hub for family life.*

*From the kitchen, you'll find handy under-stair storage, a lean-to area, a practical utility space, a downstairs WC, and access to the garden.*

*Upstairs, the home offers two generous double bedrooms and a good-sized single, along with a well-appointed family bathroom featuring a bathtub with shower over, WC, and sink.*

*The rear garden is a true highlight—sunny and private with a slabbed patio, a generous lawn, mature shrubs, fruit trees, and a large shed at the bottom—perfect for relaxing or entertaining. The property also benefits from a driveway to the front, completing this ideal starter home in a well-connected and friendly neighbourhood.*

