

FLOOR PLAN

DIMENSIONS

Entrance Porch

Entrance Hall
6'09 x 11'01 (2.06m x 3.38m)

Living Room
13'08 x 10'11 (4.17m x 3.33m)

Dining Room
13'02 x 10'11 (4.01m x 3.33m)

Conservatory
10'00 x 9'04 (3.05m x 2.84m)

Kitchen
8'02 x 7'02 (2.49m x 2.18m)

Utility Area
2'09 x 5'06 (0.84m x 1.68m)

Downstairs WC

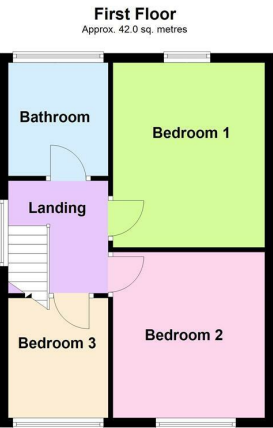
Bedroom One
11 x 13'07 (3.35m x 4.14m)

Bedroom Two
11'02 x 10'10 (3.40m x 3.30m)

Bedroom Three
8'05 x 6'10 (2.57m x 2.08m)

Family Bathroom

Garage
16'01 x 8'04 (4.90m x 2.54m)



OVERVIEW

- Three Bedroom Semi Detached
- Driveway & Garage
- Downstairs WC
- No Onward Chain
- Secure & Low Maintenance Garden
- Viewings Highly Advised
- Local Amenities Close By
- EPC Rating - C
- Freehold Property
- Council Tax Band - B

LOCATION LOCATION....

Federation Street in Enderby is a pleasant residential road located in the heart of this popular Leicestershire village. The area has a welcoming, community feel, with a mix of charming period cottages and modern family homes. Residents enjoy excellent local amenities within walking distance, including village shops, cosy pubs, cafes, and well-regarded schools. Federation Street benefits from easy access to beautiful green spaces and local parks, perfect for families and dog walkers alike. Commuters appreciate the convenient transport links, with quick routes to Leicester city centre and nearby motorway connections. Overall, Federation Street offers a delightful blend of village charm and modern convenience, making it a desirable location for a range of buyers.



THE INSIDE STORY

Offered for sale with no onward chain, this well-presented three-bedroom semi-detached home is perfectly situated on the desirable Federation Street in Enderby — an ideal opportunity for first-time buyers or those looking to move straight in and make it their own.

The property benefits from a paved driveway providing off-road parking and a practical entrance porch welcoming you inside. The spacious hallway features an impressively large under-stairs storage cupboard, offering ample space to keep your home clutter-free.

On the ground floor, you'll find a bright and comfortable lounge leading through to a separate dining room, perfect for family meals and entertaining guests. The dining room opens into a conservatory, which overlooks the rear garden and creates a pleasant additional living space. The kitchen, although compact, is highly functional and complemented by a handy utility/pantry area and a convenient downstairs WC.

Upstairs, the property offers three bedrooms — two generous doubles and a well-proportioned single — along with a family bathroom.

To the rear, the garden is a good size and designed for low maintenance, featuring attractive paving and well-kept plant pots that add a splash of colour throughout the year.

This lovely home combines comfort and practicality in a fantastic village location, with excellent local amenities and transport links nearby. An ideal choice for first-time buyers ready to step onto the property ladder with the added benefit of no onward chain.

