



**Connells**

Drummond Road  
Enderby Leicester



## Property Description

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

Situated in a desirable & private position, this attractive 4 bedroom detached bungalow offers spacious and versatile accommodation throughout & occupies an impressive plot with a substantial driveway and generous outdoor space. The property is well presented and is being sold with no onward chain.

## Entrance Porch

There is a door leading into the porch and a door through to the hallway.

## Hallway

With a door from the porch, stairs rising to the first floor and doors through to the accommodation.

## Cloakroom

There is a wc, wash hand basin, central heating radiator and double glazed window to the front of the property.

## Lounge

With a double glazed window to the rear of the property, two central heating radiators, spot lights to the ceiling and double glazed bi-folding doors leading out to the rear garden.

## Kitchen/Dining Room

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, breakfast bar, integrated hob with cooker hood above, integrated double oven, spot lights to the ceiling, wine rack, two central heating radiators and two double glazed windows to the rear of the property.

## Utility Room

There are wall units, work surfaces, plumbing for a washing machine, central heating boiler, central heating radiator, double glazed window and door to the side of the property.

## Bedroom Two

With a double glazed window to the front of the property, built in wardrobes and central heating radiator.

## Bedroom Three

With a double glazed window to the front of the property and central heating radiator.

## Bedroom Four

With a double glazed window to the side of the property and central heating radiator.

## First Floor

### Bedroom One

With a double glazed window to the rear of the property, central heating radiator and storage cupboard. A particularly appealing feature of this home providing a potential guest suite or principal bedroom option.

### Bathroom

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

## Outside

The property is approached by a large gravel driveway, providing ample off road parking for multiple vehicles and access to the double garage, making it ideal for families or those requiring additional parking or storage. The bungalow sits centrally within its plot, offering both privacy and a pleasant outlook,

The generous rear garden offers excellent outdoor potential and has a decked and paved patio seating area, laid to lawn, mature borders and fenced surrounds offering privacy, making it an ideal entertainment space, or further extension (subject to planning permission)

### Garage

With an electric up and over door, power and lighting.

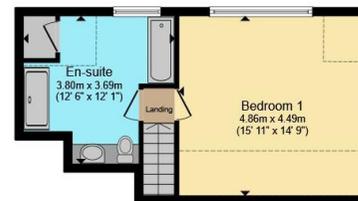








**Ground Floor**



**First Floor**

Total floor area 174.2 m<sup>2</sup> (1,875 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)



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**directions to this property:**

Proceed out of Blaby along Enderby Road and continue straight ahead to the Foxhunter roundabout. Continue ahead towards Enderby and turn left onto Cooperation Street which turns into King Street. At the end turn right onto Shortridge Lane and follow the road round taking the second right turn onto Mitchell Road which then becomes Drummond Road where the property is located.

EPC Rating: C Council Tax Band: C

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.

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