

SOLD STC

£189,950 Freehold



4 John Street, Enderby, Leicester. LE19 4LE

- Spacious Single Bay Fronted Terrace Home
- Ideally Located for Fosse Park, M1/M69 Motorway network
- Front And Rear Reception Rooms, Kitchen, Ground Floor Shower Room
- Landing, Two Double Bedrooms, Family Bathroom/Wc
- Large Loft Room With Velux And Store/Dressing Room
- Side Shared Entry, Rear Garden
- Early Viewing Essential To Appreciate, In Need Of Some Improvement
- EPC Rating D & Council Tax Band B



PROPERTY DESCRIPTION

Spacious single bay fronted terrace home offering a fantastic opportunity to create a unique family home. Ideally located close to Enderby town centre providing ideal links to the Fosse Park and the M1/M69 motorway network. In need of some improvement the property is competitively priced and offered with no onward chain, an early internal viewing is considered essential to appreciate. In brief the property comprises of front reception room with bay window, access to through to the stairs leading to the first floor and the second reception room with cast iron stove, useful understairs store, rear window and access to the kitchen with base and wall units. The rear lobby has a side access door leading to the garden and the ground floor is completed with an extended shower room/wc with drainaway flooring. To the first floor there is a front double bedroom with store, rear double bedroom and a family bathroom with separate wc. Stairs from the first floor landing lead upto the large loft room with Velux window and further store room with potential to convert to an en suite subject to regulations. To the side of the property is a side gated entry with further gate leading to the rear garden area. EPC rating D, Council tax is band B.



ROOM DESCRIPTIONS

Front Reception Room

13' 3" into bay x 12' 10" into rec (4.04m x 3.91m)

Rear Reception Room

13' 2" max into rec x 11' 10" (4.01m x 3.61m)

Kitchen

12' 8" x 6' 7" (3.86m x 2.01m)

Rear Lobby

Ground Floor Shower Room/Wc

8' 5" x 5' 5" (2.57m x 1.65m)

First Floor

Bedroom

12' 7" into rec x 11' 7" (3.84m x 3.53m)

Bedroom

13' 2" max into rec x 8' 10" (4.01m x 2.69m)

Family Bathroom/Wc

11' 8" max into ent x 6' 8" (3.56m x 2.03m)

Second Floor

Loft Room

22' 0" max floor space x 13' 0" (6.71m x 3.96m)

Store/Dressing Room

11' 10" plus ent area x 6' 8" (3.61m x 2.03m)

External

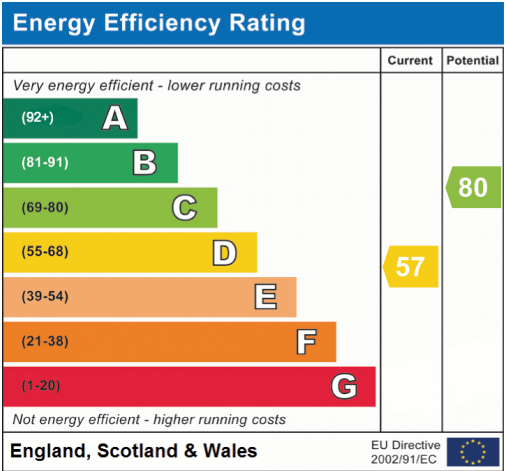
Rear Garden





TOTAL FLOOR AREA : 1275 sq.ft. (118.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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