



28 Clarence Road, Enderby, Leicester. LE19 2BB

- Offered With No Onward Chain
- Three Bedroom Semi Detached Family Home
- Superb Plot Position With Generous Garden To Rear
- Entrance Hall, Front Living Room, Rear Dining Kitchen
- Single Glazed Conservatory
- Landing , Three Bedrooms, Family Bathroom
- Side Car Port, Driveway And Good Size Sectional Garage
- Feature Large Rear Garden Area
- Viewing Essential To Appreciate The Plot Position
- EPC Awaited & Council Tax Band B



PROPERTY DESCRIPTION

Three bedroom semi detached property situated on an enviable plot position. Rarely do properties come on with such a great outdoor space. In brief the property comprises of entrance hall, front living room, rear open dining kitchen fitted with a range of base and wall units, breakfast table, side and rear windows, rear access door and sliding patio doors leading out to the single glazed conservatory overlooking the rear garden. To the first floor there are two good size double bedrooms both with fitted wardrobes space, a further single bedroom and a family bathroom. The property further benefits from gas fired central heating system. Externally the property sits at the head of this sought after cul de sac, to the front is a border, driveway leading to the side gates which in turn give access to the side car port and car standing area. There is a good size sectional garage and a side gate leading to the impressive rear garden space with patio, lawn, borders and fence/conifer surround. Viewing is essential to appreciate the plot and position, offered with no onward chain. EPC ratings awaited, Council tax is band B.



ROOM DESCRIPTIONS

Entrance Hall

Lounge

13' 11" x 12' 5" into rec (4.24m x 3.78m)

Dining Kitchen

18' 9" x 9' 4" (5.71m x 2.84m)

Single Glazed Conservatory

7' 11" x 7' 10" (2.41m x 2.39m)

Landing

Bedroom

12' 6" x 12' 4" to back of robes (3.81m x 3.76m)

Bedroom

12' 5" to back of robes x 10' 10" (3.78m x 3.30m)

Bedroom

9' 3" x 6' 1" (2.82m x 1.85m)

Family Bathroom

6' 11" x 6' 0" (2.11m x 1.83m)

External

Garage

17' 10" x 12' 1" max (5.44m x 3.68m)

Rear Garden

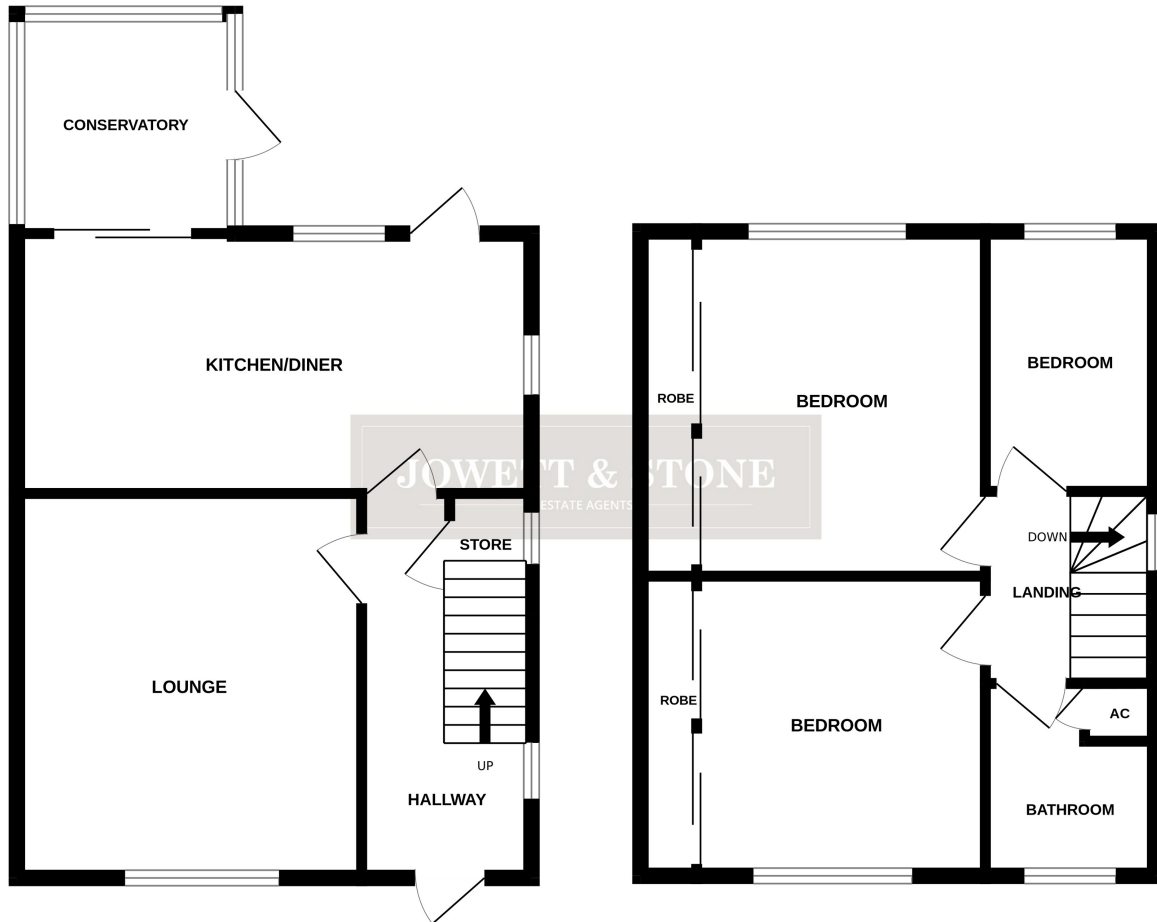


FLOORPLAN

JOWETT & STONE
ESTATE AGENTS

GROUND FLOOR
491 sq.ft. (45.6 sq.m.) approx.

1ST FLOOR
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 920 sq.ft. (85.5 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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