



20 Abbey Road, Enderby, Leicester. LE19 2DA

- Well Presented Extended Detached Property
- Corner Plot Position In A Sought After Location
- Entrance Hall, Living Room, Dining Room
- Breakfast Area, Kitchen, Side Lobby. Cloaks/Wc
- Landing , Three Bedrooms, Refitted Shower Room
- Gas Fired Central Heating System, Double Glazing
- Front, Side And Rear Garden Areas, Single Garage
- Viewing Highly Recommended to Appreciate
- EPC Rating C & Council Tax Band D



PROPERTY DESCRIPTION

Well presented extended detached property situated on a corner plot position in this highly sought after location. Offering well maintained and spacious accommodation the property comprises of entrance hall, front living room with feature fire and surround, sliding doors lead to a rear dining room. The original kitchen is now a useful breakfast area with the side extension now incorporating the kitchen fitted with a range of base and wall units and side lobby and wc. To the the first floor the landing give access to two good size double bedrooms and a third bedroom, there is also a refitted modern shower room/wc. The property further benefits from gas fired central heating system and double glazing. Externally the property sits on an attractive corner plot and has a front lawn area with border, block pave driveway providing ample car standing and giving access to the garage. A side gate leads around to the side garden area with lawn and mature borders and conifer screening leading to the rear garden with gravel display area. Viewing is considered essential to appreciate this lovely home. EPC rating is C and Council tax is band D.



ROOM DESCRIPTIONS

Entrance Hall

Living Room

18' 5" max into bay x 10' 11" (5.61m x 3.33m)

Dining Room

10' 11" x 9' 6" (3.33m x 2.90m)

Breakfast Area

12' 3" x 6' 2" (3.73m x 1.88m)

Extended Kitchen

10' 5" x 7' 6" (3.17m x 2.29m)

Side Lobby

Cloaks/Wc

Landing

11' 5" to front of robes x 11' 4" (3.48m x 3.45m)

Bedroom

11' 5" to front of robes x 11' 4" (3.48m x 3.45m)

Bedroom

12' 3" max to back of robes x 9' 10" (3.73m x 3.00m)

Bedroom

8' 11" x 7' 6" (2.72m x 2.29m)

Family Shower Room

5' 10" x 5' 10" (1.78m x 1.78m)

External

Garage

15' 6" x 8' 2" (4.72m x 2.49m)

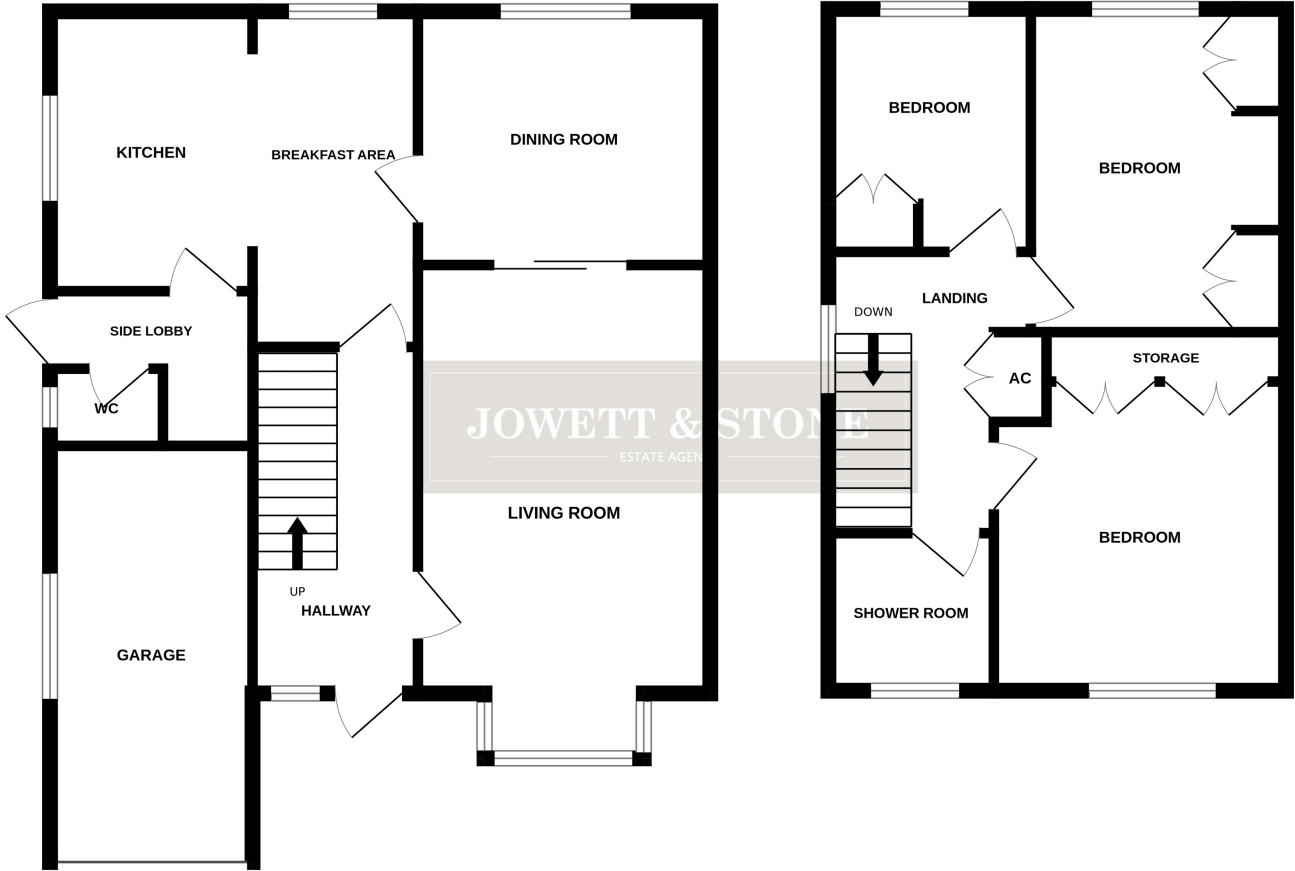
Side and Rear Garden Areas



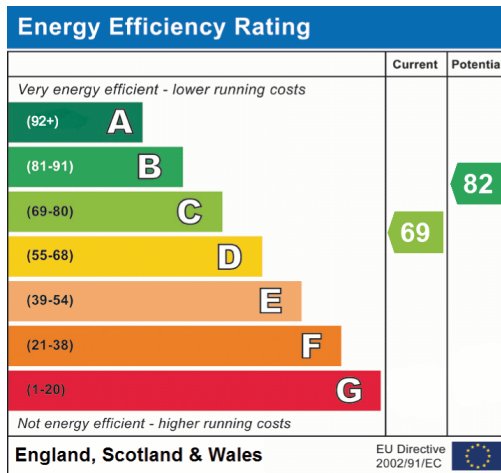
FLOORPLAN & EPC

GROUND FLOOR

1ST FLOOR



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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