



22 St Johns, Enderby, Leicester. LE19 2BP

- Superb Extended Traditional Bay Fronted Semi Detached
- Envious And Generous Plot Permission Ideally Located For M1/M69 Motorway Network, Fosse Park
- Storm Porch, Entrance Hall, Cloaks/Wc, Front Reception Room
- Rear Living Room, Feature Extended Dining Kitchen, Utility Lobby
- Landing, Three Bedrooms, Family Bathroom
- Planning Permission In Place For Further Extension To Rear
- Good Size Driveway Providing Ample Car Standing, Large Rear Garden Split into Two Parts
- Viewing Essential To Appreciate Both Plot Size And Potential
- EPC Rating D & Council Tax Band C



PROPERTY DESCRIPTION

Superb extended traditional bay fronted semi situated on an enviable and generous plot position. A perfect family home offering spacious accommodation throughout and Ideally located for M1/M69 motorway network and Fosse Park. There is also planning permission in place for a further rear single story extension to the side of the kitchen which has already had the benefit of some works Ref: 23/0487/HH Blaby district council. In brief the property comprises of an attractive storm porch giving access to the welcoming entrance hall with stairs leading to the first floor and downstairs cloaks/wc. There is a good size front reception room with bay window, rear living room with sliding doors leading out to the rear. The ground floor is completed by the feature extended living kitchen fitted with a range of base and wall units, central island, dining area, Velux windows, side bi folds doors leading out to the side extension area, and rear utility room. To the first floor the landing leads to two good size double bedrooms and a further single bedroom as well as the family bathroom. The property further benefits from majority double glazing and gas fired central heating system. Externally the property sits on an impressive plot with large gravel driveway to the front providing ample car standing for several vehicles and setting the property back from the road. The rear garden is a great size with, patio area, pond lawn, summer house and access through to a further garden area to rear suitable for a variety of purposes. Viewing is considered essential to appreciate the plot, size and potential of this lovely home. EPC rating D, Council tax is band C.



ROOM DESCRIPTIONS

Entrance Hall

Cloaks/Wc

Front Reception Room

13' 0" into rec x 12' 5" plus bay area (3.96m x 3.78m)

Rear Living Room

12' 7" x 11' 11" into rec (3.84m x 3.63m)

Living Dining Kitchen

20' 0" plus utility access x 14' 5" (6.10m x 4.39m)

Utility Lobby

8' 1" x 7' 0" (2.46m x 2.13m)

Landing

Bedroom

13' 1" x 12' 5" plus bay area (3.99m x 3.78m)

Bedroom

12' 5" x 12' 0" into rec (3.78m x 3.66m)

Bedroom

8' 8" x 7' 11" (2.64m x 2.41m)

Family Bathroom

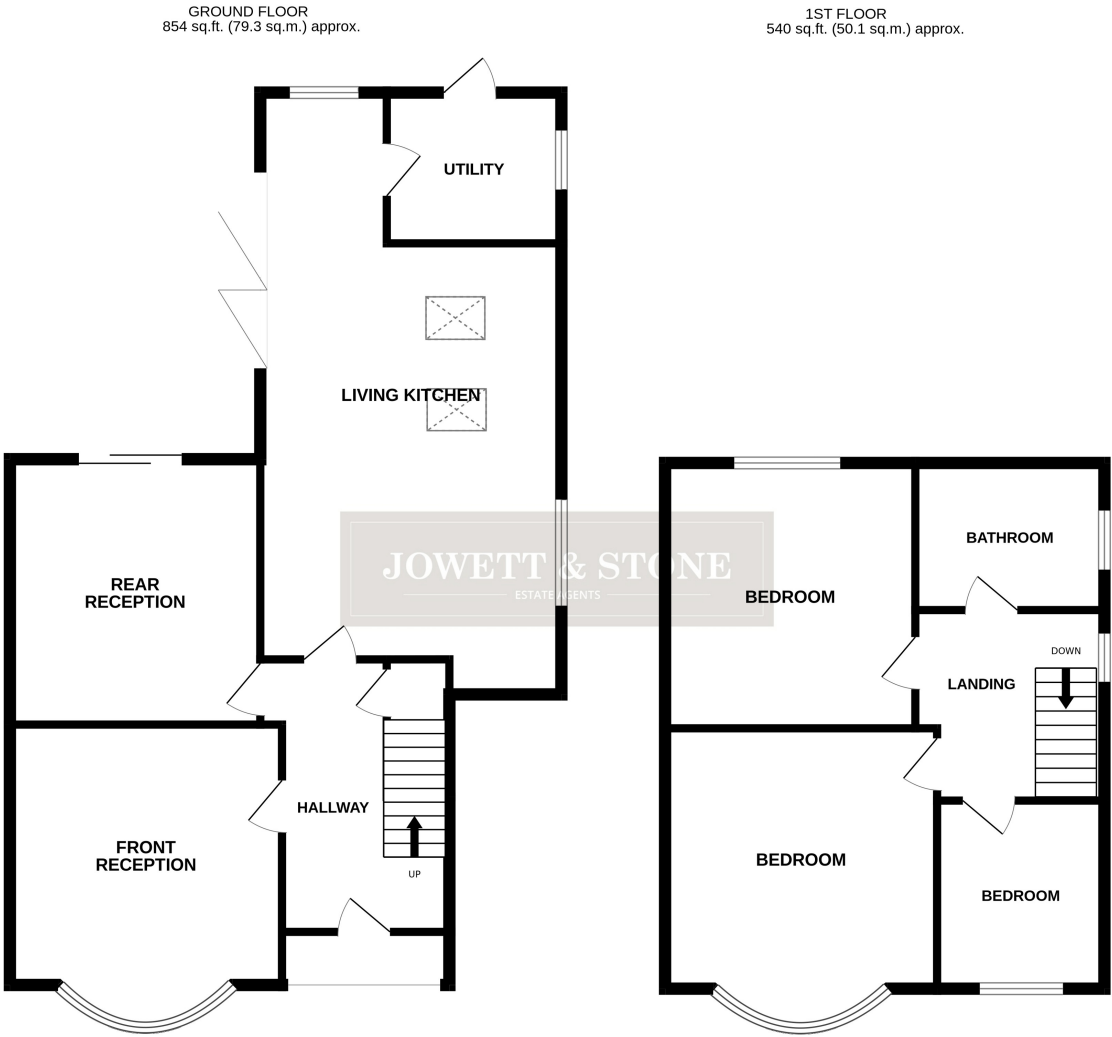
8' 10" x 6' 4" (2.69m x 1.93m)

External

Rear Garden

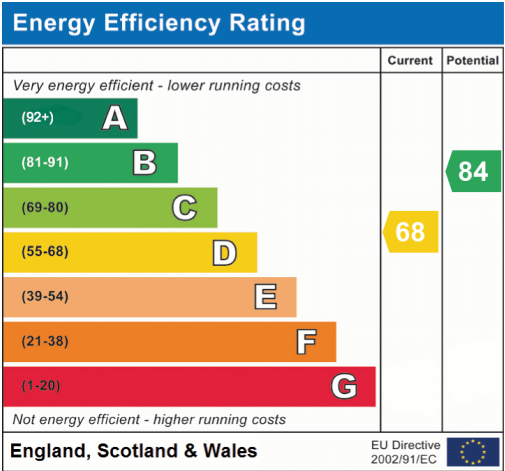


FLOORPLAN & EPC



TOTAL FLOOR AREA : 1393 sq.ft. (129.4 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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