



23 Clarence Road, Enderby, Leicester. LE19 2BB

- Three Bedroom Semi Detached Property
- Ideally Located for Fosse Park, M1/M69 Motorway Network
- No Upward Chain & Open to Reasonable Offers
- Entrance Hall, Living/Dining Room, Kitchen
- Rear Garden Room, Cloaks/Wc
- Landing , Three Bedrooms, Family Bathroom
- Gas Fired Central Heating System
- Driveway Providing Car Standing , Rear Garden
- Viewing Recommended
- EPC Rating D & Council Tax Band C



PROPERTY DESCRIPTION

Three bedroom semi detached family home situated on a sought after cul de sac, ideally located for Fosse Park and the M1/M69 Motorway Network. In brief the property comprises of entrance hall, front living room open to the rear dining area with sliding patio doors leading to the rear garden room. The garden room has double doors giving access to the rear garden and also has a side lobby with Wc. The ground floor is completed by the kitchen which is fitted with a range of base and wall units and has a side window and access to the rear lobby. To the first floor there are two good size double bedrooms (the rear bedroom also benefits from an air conditioning unit), a further single bedroom and a family bathroom. The property further benefits from gas fired central heating system. Externally to the front is a driveway providing car standing driveway, a side gate leads through to the rear garden space with sectional store, patio, lawn, borders and fence surround. Offered with no onward chain and open to reasonable offers. EPC rating D, Council tax is band C.



ROOM DESCRIPTIONS

Entrance Hall

Lounge

13' 10" x 12' 5" into rec (4.22m x 3.78m)

Dining Area

9' 10" x 8' 6" (3.00m x 2.59m)

Kitchen

9' 11" x 9' 4" (3.02m x 2.84m)

Rear Garden Room

13' 2" x 7' 10" (4.01m x 2.39m)

Lobby

Cloaks/Wc

Landing

Bedroom

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

Bedroom

12' 5" x 10' 11" into rec (3.78m x 3.33m)

Bedroom

9' 5" x 6' 1" (2.87m x 1.85m)

Family Bathroom

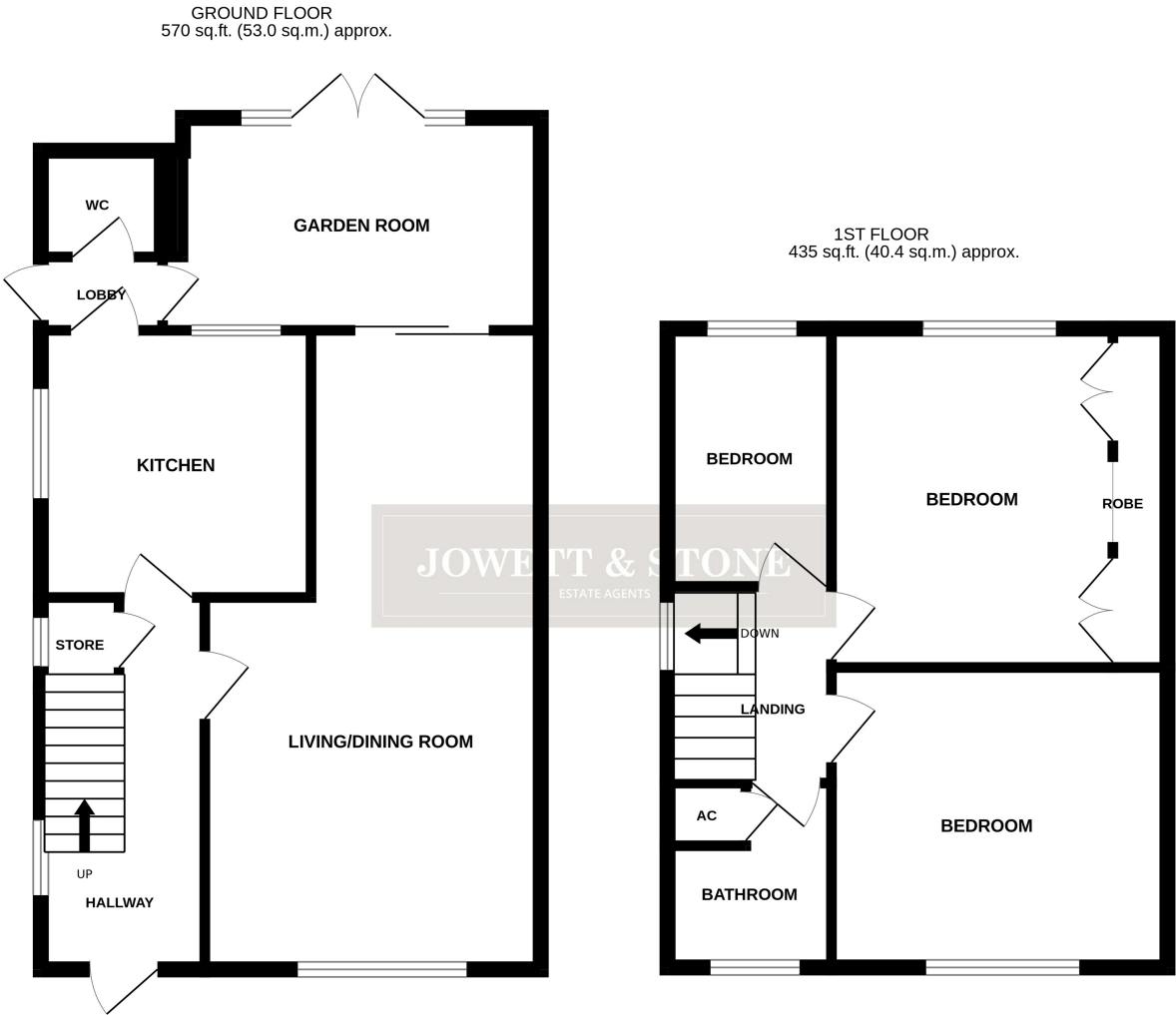
6' 10" x 6' 0" (2.08m x 1.83m)

External

Rear Garden



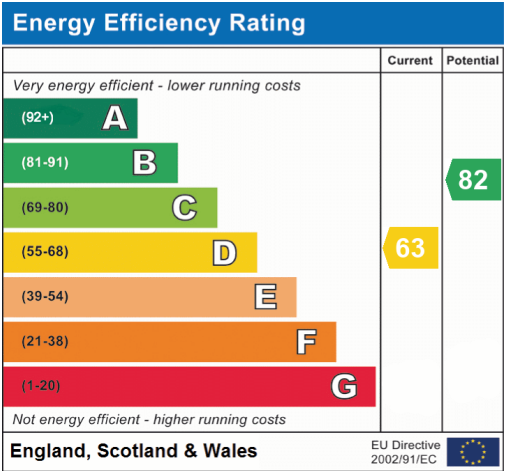
FLOORPLAN & EPC



TOTAL FLOOR AREA : 1006 sq.ft. (93.4 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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Blaby
11, Leicester Road, Blaby, LE8 4GR
0116 2789624
blaby@jowettandstone.co.uk