



25 Rawson Street, Enderby, Leicester. LE19 4NY

- Spacious New Build Property Located In The Heart Of Enderby
- Superb Modern Accommodation Over Three Floors
- Fantastic Garden Room/Home Office To The Rear
- Ent Hall, Cloaks WC, Living Room, Front Study/Playroom
- Fitted Modern Kitchen, Utility Room
- Landing/Study Area, Three Double Bedrooms, Bathroom
- Master Bedroom To Second Floor With Dressing Area And En Suite Shower Room/Wc
- Driveway Providing Ample Car Standing , Attractive Rear Garden Area
- Viewing Essential To Appreciate
- EPC Rating B & Council Tax Band E



PROPERTY DESCRIPTION

Spacious new build property located in the heart of Enderby. With accommodation over three floors a viewing is considered essential to appreciate the size and layout of this superb home. With the additional benefit of a garden room to the rear this really is a home built for modern living. In brief the property comprises of entrance hall, cloaks/wc, front study/playroom, modern fitted kitchen with integrated appliances and rear access door, utility room, rear feature good size living room with ceiling window. To the first floor there is a landing/study area, three generous bedrooms and a family bathroom. To the second floor the large master bedroom has two rear Velux windows, dressing area recess and an ensuite shower room/wc. The property further benefits from gas fired central heating system and double glazing. Externally to the front of the property is a block pave driveway providing ample car standing, a side gate leads to the generous rear garden with lawn with fence and wall surround leading to the great superb rear garden room/office with decking area, main area with bi fold doors, separate room and potential shower room. This really would make a great family or professional home. EPC rating is B and Council tax is band E.



ROOM DESCRIPTIONS

Entrance Hall

Cloaks/Wc

Study/Playroom

9' 10" x 9' 1" (3.00m x 2.77m)

Fitted Kitchen

14' 2" x 11' 0" max red to 7'8" (4.32m x 3.35m)

Utility Room

9' 1" x 5' 1" (2.77m x 1.55m)

Living Room

16' 5" x 12' 10" red to 9'4" (5.00m x 3.91m)

Landing

Bedroom

11' 10" x 10' 0" (3.61m x 3.05m)

Bedroom

11' 8" x 10' 0" (3.56m x 3.05m)

Bedroom

10' 2" x 7' 9" (3.10m x 2.36m)

Family Bathroom

Second Floor

Master Bedroom

17' 3" max red to 10'0" x 15' 0" (5.26m x 4.57m)

Dressing Area

12' 7" x 4' 8" (3.84m x 1.42m)

En Suite Shower Room/Wc

External

Rear Garden

Garden Room/Office

12' 7" x 12' 4" (3.84m x 3.76m)

Additional Room

10' 4" x 8' 5" (3.15m x 2.57m)

Store

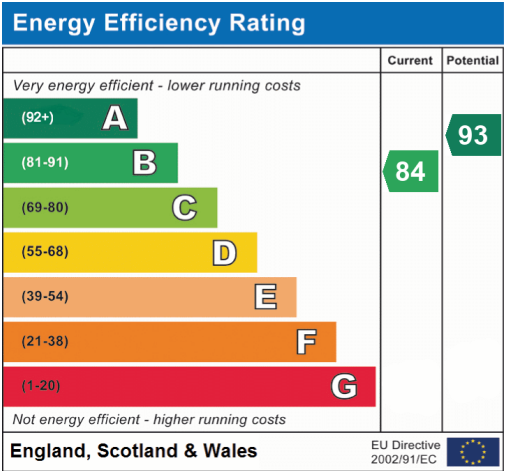


FLOORPLAN & EPC



TOTAL FLOOR AREA : 1626 sq.ft. (151.1 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.
Made with Metropix ©2025



Blaby
11, Leicester Road, Blaby, LE8 4GR
0116 2789624
blaby@jowettandstone.co.uk