



28 Sandhill Drive, Enderby, Leicester. LE19 2LP

- Well Presented Extended Semi Detached Property
- Ideally Located for Fosse Park, M1/M69 Motorway Network
- Entrance Hall, Lounge, Breakfast Kitchen
- Side Conservatory/Dining Room, Extended Garden Room, Cloaks/Wc
- Landing, Three Bedrooms, Family Bathroom
- Ample Car Standing, Detached Single Garage
- Attractive Rear Garden Area, Viewing Considered Essential To Appreciate
- EPC Rating D & Council Tax Band B



PROPERTY DESCRIPTION

Well presented popular corner semi detached property ideally located for Fosse Park, M1/M69 motorway network. With the benefit of a side garden room extension, large conservatory/dining room and spacious modern accommodation throughout, an internal viewing comes highly recommended to appreciate the style and layout. In brief the property comprises of a generous entrance hall with access to the front living room with feature floor and log burner fire. To the rear is a good size modern breakfast kitchen with fitted units and appliances, open access leads to the side 16ft conservatory/dining room, there is further access of the kitchen to a rear lobby with useful store, cloaks/wc and a rear access door leading to the garage and garden. The ground floor is completed by the feature garden room extension with bi fold doors leading out to the garden. To the first floor the landing leads to two good size double bedrooms and a third single bedroom (currently used as a dressing room) as well as a family bathroom. The property further benefits from gas fired central heating system and double glazing. Externally the property is located on an enviable corner plot and has the benefit of a driveway providing ample car standing, in front of the property and to the side is a further driveway giving access to the single garage with up/over door and rear privacy door. The fantastic rear garden area has been redesigned to create a superb social area with patio, lawn, decking and a side gate and fenced surround. EPC rating is grade D and Council tax is band B.



ROOM DESCRIPTIONS

Entrance Hall

Living Room

14' 6" max x 11' 0" (4.42m x 3.35m)

Breakfast Kitchen

17' 4" x 10' 5" max (5.28m x 3.17m)

Conservatory/Dining Room

16' 1" x 11' 3" (4.90m x 3.43m)

Rear Lobby

Cloaks/Wc

Garden Room

10' 2" x 8' 2" (3.10m x 2.49m)

Landing

Bedroom

12' 0" to back of robe x 11' 3" (3.66m x 3.43m)

Bedroom

11' 9" x 10' 2" (3.58m x 3.10m)

Bedroom

8' 0" x 7' 0" (2.44m x 2.13m)

Family Bathroom

External

Garage

19' 9" x 9' 7" into rec (6.02m x 2.92m)

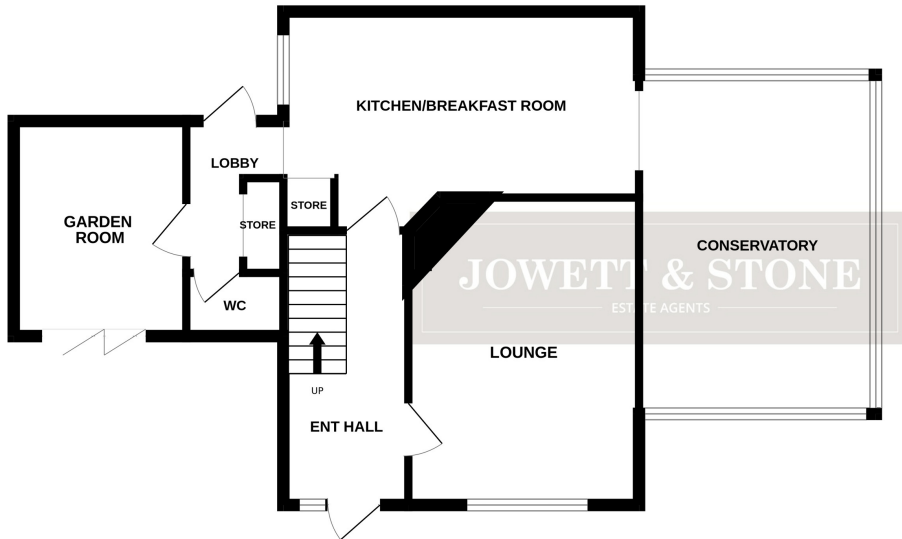
Feature Garden Area



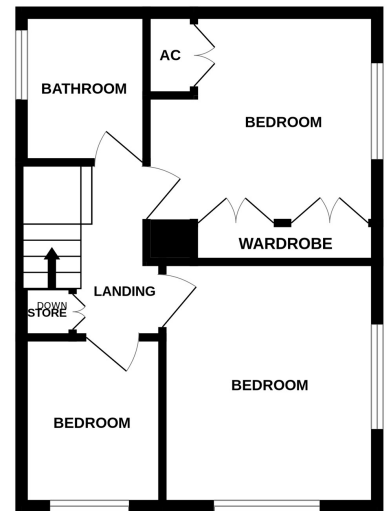
FLOORPLAN & EPC

JOWETT & STONE
ESTATE AGENTS

GROUND FLOOR
700 sq.ft. (65.0 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 1092 sq.ft. (101.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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