



105 Blaby Road, Enderby, Leicester. LE19 4AQ

- Impressive Three Bedroom Extended Townhouse
- Ideally Located for Fosse Park, M1/M69 Motorway network
- Ent Hall, Lounge, Feature 18ft Extended Dining Kitchen
- Landing, Three Bedrooms, Family Bathroom
- Double Glazing & Gas Central Heating System
- Driveway Providing Car Standing , Attractive Rear Garden
- Viewing Essential To Appreciate Style And Layout Of Accommodation
- EPC Rating D & Council Tax Band B



PROPERTY DESCRIPTION

Impressive three bedroom middle townhouse located in this sought after position in Enderby. Ideally positioned for local schooling and leisure centre, as well as access to the M1/M69 motorway network and Fosse Park. An internal viewing is considered essential to appreciate the style and layout of this lovely home. In brief the property comprises of entrance area with tile flooring, front living room with bay window and useful understairs store. The real feature of the property is the extended 18ft dining kitchen located to the rear, a fantastic space fitted with a range of base and wall storage units, central island, oven and hob, side access door and rear double doors leading to the rear garden. To the first floor there is a landing with additional storage cupboards and access to the three bedrooms and a feature family bathroom with modern suite including claw/ball roll top bath. Externally to the front of the property is a gravel driveway providing car standing. A shared side entry leads through to the well designed rear garden with patio, lawn, mature borders and rear timber store. Early viewing advised to avoid disappointment. EPC rating is D, Council tax is band B.



ROOM DESCRIPTIONS

Entrance

Lounge

13' 11" plus bay x 12' 2" into rec (4.24m x 3.71m)

Extended Dining Kitchen

18' 5" x 14' 5" max red to 10'9" (5.61m x 4.39m)

Landing

Bedroom

10' 8" x 9' 3" into ent rec (3.25m x 2.82m)

Bedroom

9' 4" x 8' 11" (2.84m x 2.72m)

Bedroom

7' 7" x 6' 11" (2.31m x 2.11m)

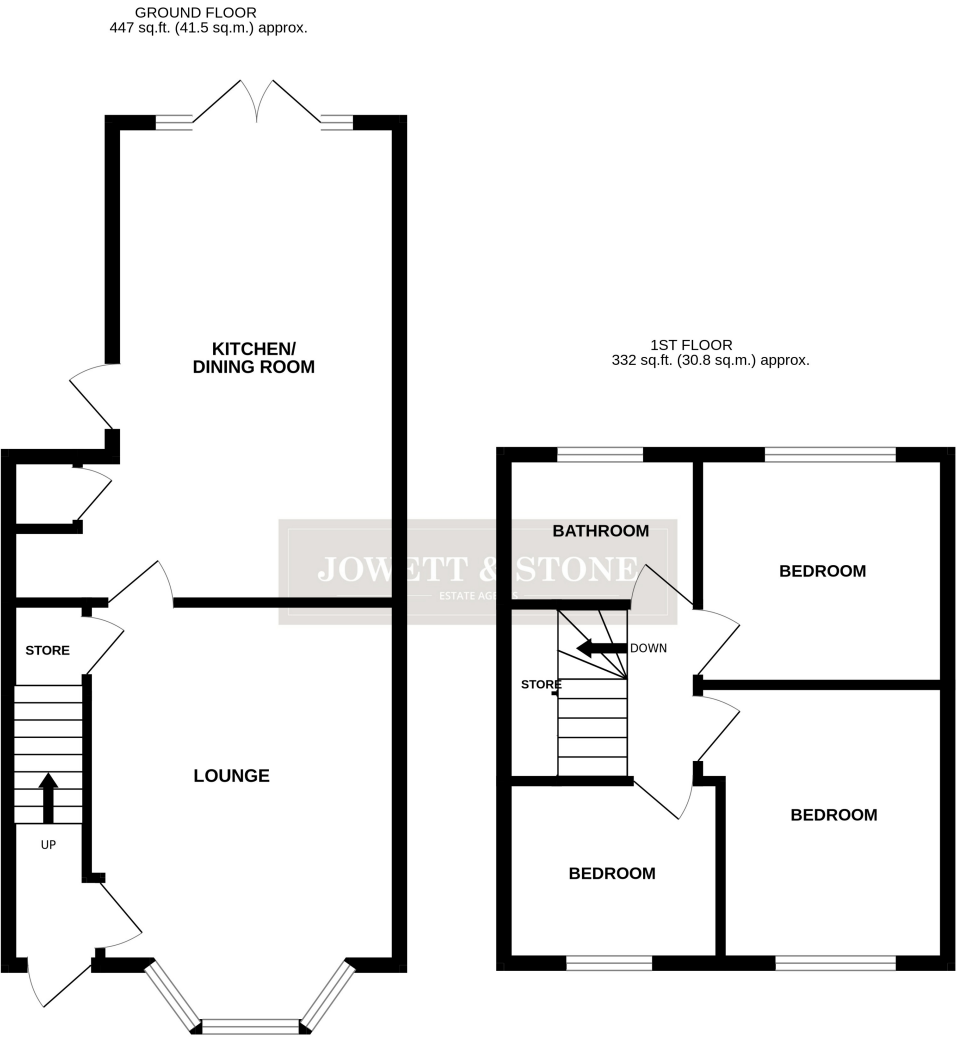
Family Bathroom

7' 5" x 5' 9" (2.26m x 1.75m)

External

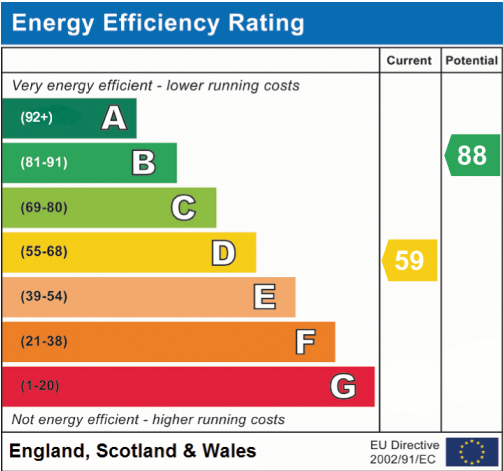
Rear Garden





TOTAL FLOOR AREA : 779 sq.ft. (72.3 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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