

FLOOR PLAN

DIMENSIONS

Entrance Hall

Dining Room
12'8 x 9'11 (3.86m x 3.02m)

Lounge Diner
19'7 x 18'7 (5.97m x 5.66m)

Kitchen
16'7 max x 7'8 (5.05m max x 2.34m)

Utility Room
9'3 x 5'8 (2.82m x 1.73m)

Ground Floor Shower Room
7'4 x 4'4 (2.24m x 1.32m)

Bedroom One
15'6 x 9'5 (4.72m x 2.87m)

Bedroom Two Max
12'4 x 8'10 (3.76m x 2.69m)

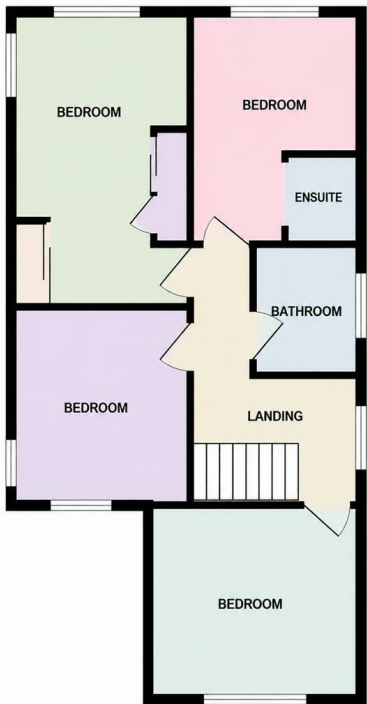
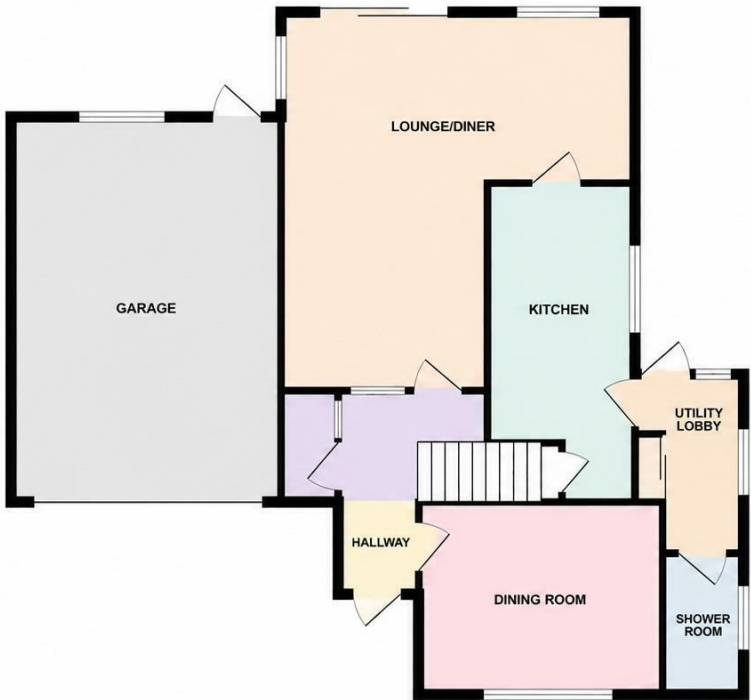
En Suite

Bedroom Three
10'9 x 9'11 (3.28m x 3.02m)

Bedroom Four
10'3 x 9'5 (3.12m x 2.87m)

Family Bathroom
6'10 x 5'8 (2.08m x 1.73m)

Garage
19'11 x 14'1 (6.07m x 4.29m)



OVERVIEW

- Detached Family Home
- Lovely Village Location
- Hallway & Lounge Diner
- Kitchen & Utility Boiler 6 months old.
- Dining Room/Bedroom Five & En Suite
- Four Bedrooms & Bathroom
- En Suite To Bedroom Two
- Driveway & Double Garage
- Solar panels owned battery storage 7 kilowatt, Private Garden
- EER C - , Freehold, Tax -D

LOCATION LOCATION....

Mill Lane enjoys a fantastic position within the popular village of Enderby, combining the charm & community feel of village life with an impressive range of amenities right on the doorstep. Everyday essentials are wonderfully convenient, with local convenience stores, a Co-op, newsagent, takeaways & independent businesses within the village, while Fosse Park is just a short drive away for a huge choice of shops, restaurants & leisure facilities. Families are particularly well catered for, with Enderby Danemill Primary School actually located on Mill Lane & Brockington College also close by. Outdoor space & leisure facilities are a real highlight of this location, with King George V Playing Fields on Mill Lane offering a large recreation ground, children's play area, outdoor gym, tennis & bowls, alongside Enderby Cricket Club – making this a lovely spot for anyone who enjoys having green space close to home. Enderby Leisure & Golf Centre is also situated on Mill Lane, with swimming, gym, sports facilities & golf adding even more to the lifestyle on offer. Enderby itself has a strong community spirit, with a library, local clubs, sports teams & village activities helping create a friendly atmosphere. For commuters, Narborough railway station is around a mile away, while excellent road links provide straightforward access to Leicester city centre, the A563, M1 & M69, with Enderby Park & Ride another handy option. With village amenities, schools, fantastic recreation facilities & excellent transport connections all close at hand, Mill Lane offers a wonderfully convenient setting for family life.



THE INSIDE STORY

Situated within a great village location, this impressive detached family home offers generous & wonderfully versatile accommodation, making it an ideal choice for larger or growing families looking for plenty of space both inside & out. The welcoming hallway leads into the fabulous L-shaped lounge diner, a wonderfully sociable room with plenty of space to create distinct areas for relaxing & dining. A log-burning stove provides a cosy focal point, while doors from the lounge open directly onto the garden. The dining area enjoys a lovely outlook over the garden, creating the perfect setting for family meals, entertaining friends or leisurely Sunday lunches. The kitchen provides a practical heart to the home, complemented by a separate utility room for laundry & additional storage. A further dining room offers fantastic flexibility & is currently utilised as a fifth bedroom, benefiting from its own en suite shower room. Whether retained as guest accommodation, used for multigenerational living, or returned to a formal dining room, home office or playroom, it can easily adapt as family needs change. Upstairs, the landing leads to four well-proportioned bedrooms. The primary bedroom benefits from fitted wardrobes, while bedroom two enjoys its own en suite shower room. Bedrooms one & four feature dual-aspect windows, allowing plenty of natural light to flood in. A family bathroom completes the first-floor accommodation. Outside, a driveway provides ample off-road parking & leads to the double garage, complete with power & lighting, making it equally useful for vehicles, storage, hobbies or a workshop. The lovely private landscaped garden provides a peaceful retreat from everyday life, with plenty of space for outdoor dining, entertaining, children's play or simply relaxing amongst the established surroundings. A fantastic village home offering exceptional flexibility, generous proportions & a beautiful private garden—early viewing is highly recommended.

