

FLOOR PLAN

DIMENSIONS

Entrance Hall

Kitchen  
7'7 x 12'9 (2.31m x 3.89m)

Lounge Diner  
17'9 x 13'10 (5.41m x 4.22m)

Utility Room  
4'7 x 7'9 (1.40m x 2.36m)

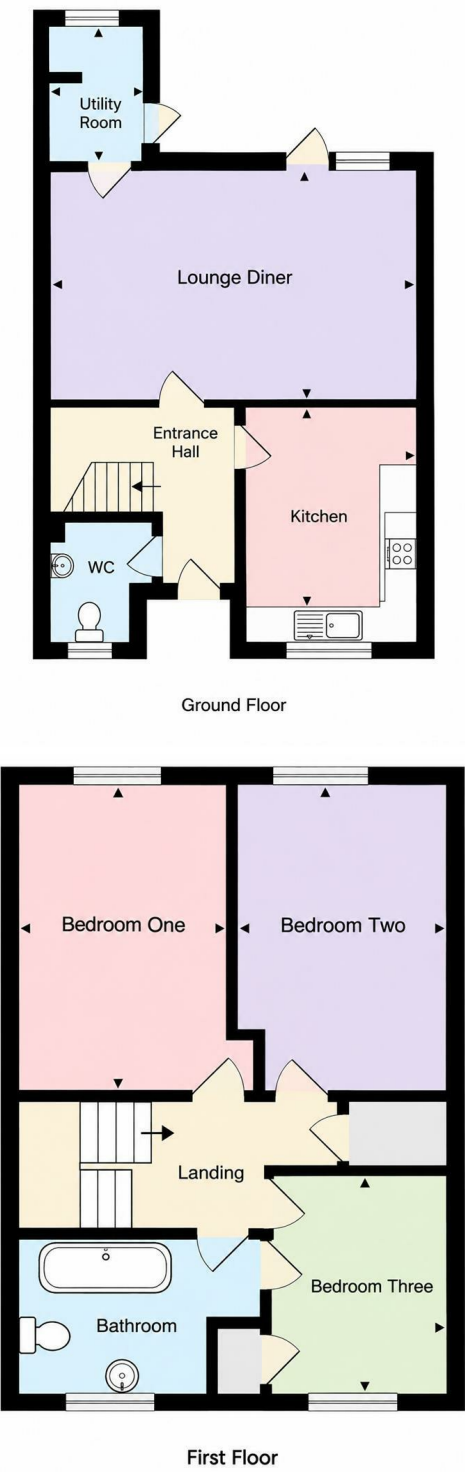
Downstairs Cloakroom

Bedroom One  
8'11 x 13'10 (2.72m x 4.22m)

Bedroom Two  
8'11 x 13'10 (2.72m x 4.22m)

Bedroom Three  
7'6 x 9'5 (2.29m x 2.87m)

Family Bathroom

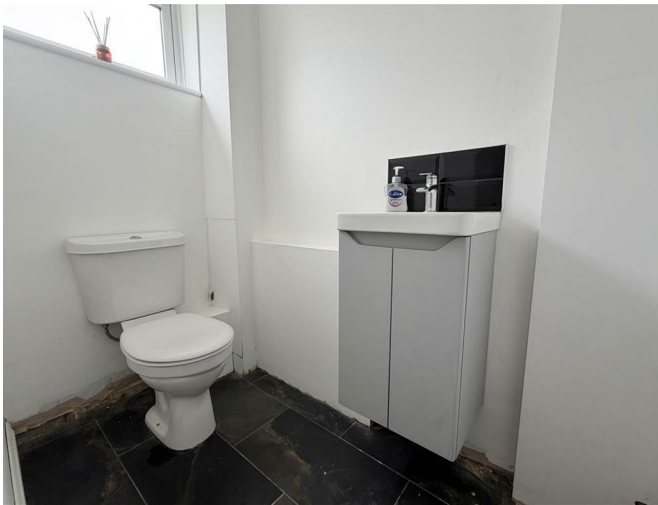
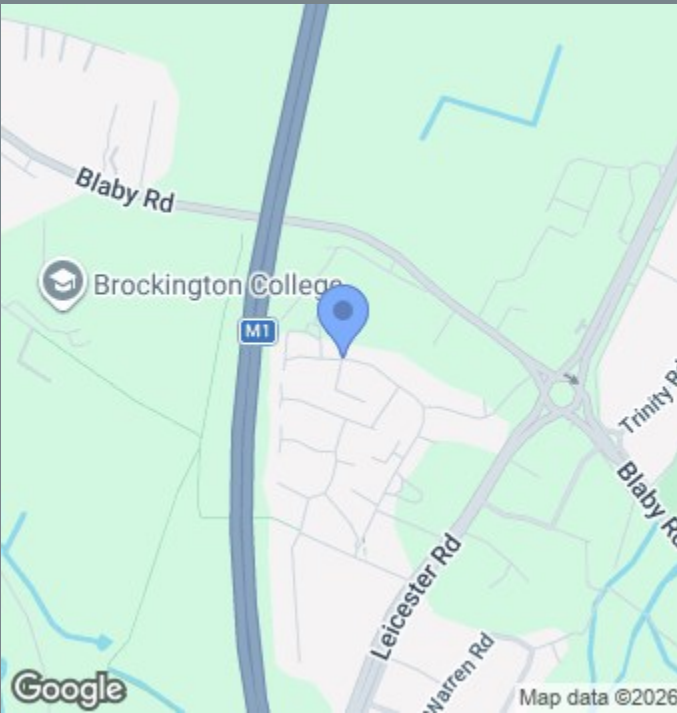


# OVERVIEW

- Completely Refurbished Stylish Family Home
- Modern Fitted Kitchen and Utility Room
- Lounge Diner
- Downstairs Cloakroom
- Three Double Bedrooms
- Stylish Family Bathroom
- Enclosed Rear Garden
- Freehold, Council Tax B, EPC C
- Great Village Location Close To Amenities
- Must Be Viewed

## LOCATION LOCATION....

Queens Drive is situated in the heart of Enderby, a well-connected and increasingly popular village in Leicestershire, known for its balance of suburban calm and urban accessibility. The area is predominantly residential, offering a mix of homes including mid-century builds, terraced housing, and some newer developments, making it attractive to families, first-time buyers, and investors alike. Enderby itself boasts a strong sense of community, with local shops, cafes, pubs, and essential amenities all within easy reach. Residents of Queens Drive benefit from close proximity to Fosse Park Shopping Centre, one of the region's largest retail hubs, as well as Grove Park and Meridian Leisure Park, which offer cinemas, restaurants, and gyms.



## THE INSIDE STORY

Nestled on the charming Queens Drive in Enderby, this beautifully refurbished townhouse presents an exceptional opportunity for families seeking a modern and inviting home. With three well-proportioned bedrooms, this property is designed to accommodate the needs of contemporary living.

As you step inside into the entrance hall, doors lead to your downstairs living with stairs rising to the first floor. The stylish and modern kitchen is fitted with an array of wall and base units, integrated oven with gas hob and space for appliances. It is the perfect setting for culinary enthusiasts and family gatherings alike. The open-plan lounge diner, enhanced by a French door, creates a seamless flow between indoor and outdoor spaces, allowing natural light to flood the area and providing easy access to the enclosed rear garden. This outdoor space is ideal for children to play, hosting summer barbecues, or simply enjoying a quiet moment in the fresh air. Benefitting also from a utility and downstairs WC, essentials for any growing family.

To the first floor are three double bedrooms and a stylish refitted bathroom comprising of bath with shower over, low level WC and wash hand basin.

The thoughtful refurbishment throughout the property ensures that it meets the highest standards of comfort and style, making it a delightful family home.

This townhouse is not just a house; it is a place where memories can be made and cherished for years to come. Whether you are a first-time buyer or looking to relocate, this property is sure to impress and must be viewed to truly appreciate all this home has to offer.

