



FOXHUNTER GARDENS, ENDERBY, LEICESTER

: £300,000



A Modern Home, Tucked Away

Set within an intimate courtyard development of just four homes, this well-proportioned detached property offers flexible accommodation arranged across three floors, together with a private rear garden, carport and garage.





Offered to the market with no onward chain, the house provides a versatile layout that works particularly well for modern family life.

The ground floor opens into a welcoming entrance hall, with a breakfast kitchen positioned to the front of the home. Fitted with a range of cabinetry and integrated cooking appliances, there is space for informal dining, while the separate living and dining room sits to the rear.

Here, French doors open directly onto the garden, creating an easy connection between the house and outside space during the warmer months. A downstairs WC completes the ground floor.

The first floor offers three bedrooms, providing plenty of flexibility for family, guests or those looking to create a dedicated home office. One of the bedrooms is particularly generous, extending to over six metres in length and benefiting from windows to both the front and rear.

These rooms are served by the family bathroom, fitted with both a bath and separate







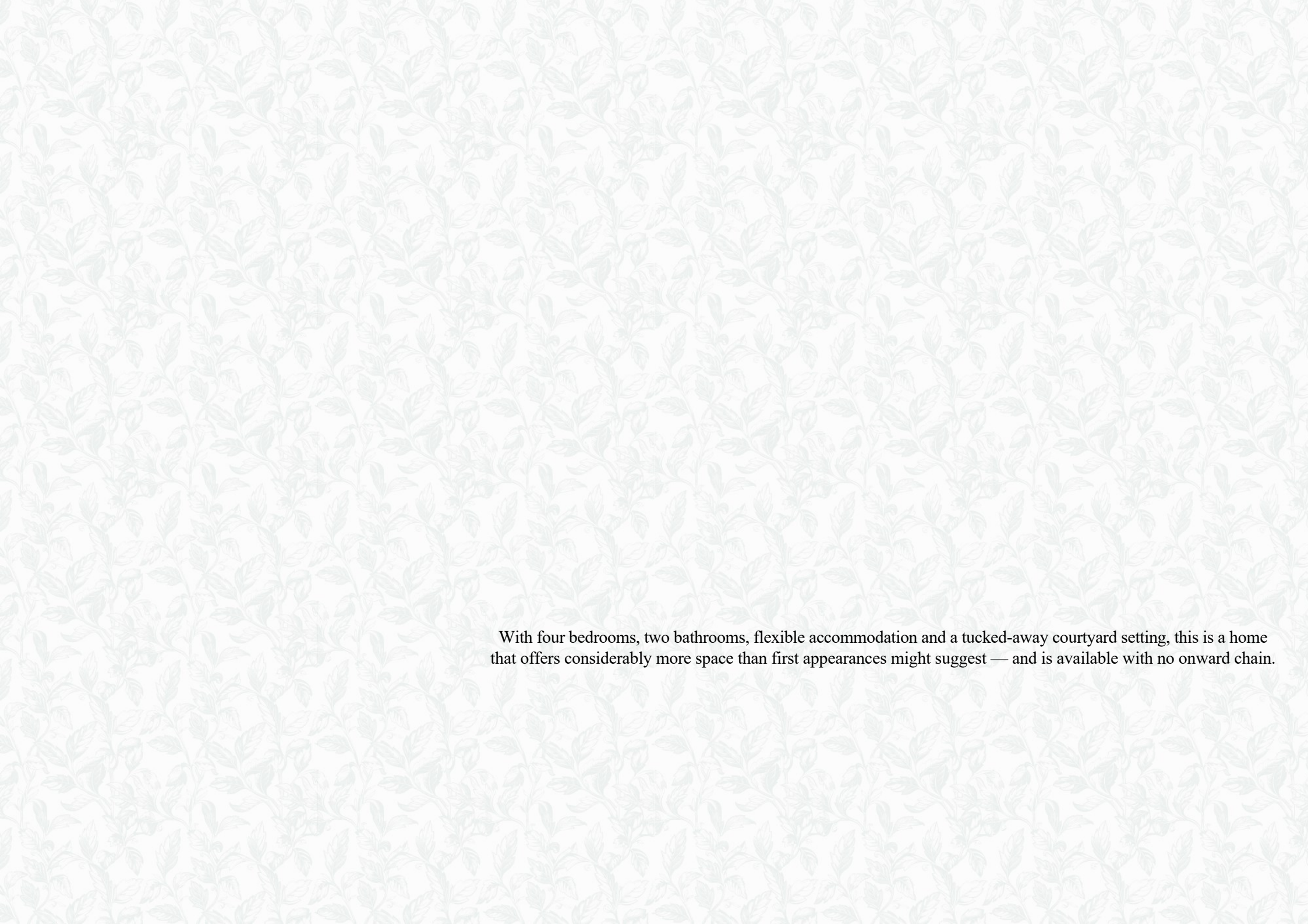
shower.

Occupying the second floor is a further double bedroom, creating a more private space away from the rest of the accommodation. With its own en-suite shower room, it lends itself particularly well to use as the principal bedroom, although the flexibility of the three-storey arrangement allows the house to adapt easily to different lifestyles.

Outside, the rear garden is predominantly laid to lawn and enclosed by fencing, offering a private and manageable space for relaxing and entertaining.

To the front, a block-paved driveway leads to the property's carport and garage, providing useful covered parking and additional storage.





With four bedrooms, two bathrooms, flexible accommodation and a tucked-away courtyard setting, this is a home that offers considerably more space than first appearances might suggest — and is available with no onward chain.



Total area: approx. 94.3 sq. metres (1014.8 sq. feet)

This Floor Plan and the Measurements are a guide Only.
Plan produced using PlanUp.

REZIDE
DISTINCTIVE HOMES. BEAUTIFULLY SOLD.

Key Features:

- Four bed family home
- Accommodation arranged over three floors
- Intimate courtyard development of just four properties
- Living and dining room with French doors onto the garden
 - Separate breakfast kitchen
- Principal bedroom with en-suite shower room
- Family bathroom with bath and separate shower
- Carport, garage and driveway parking

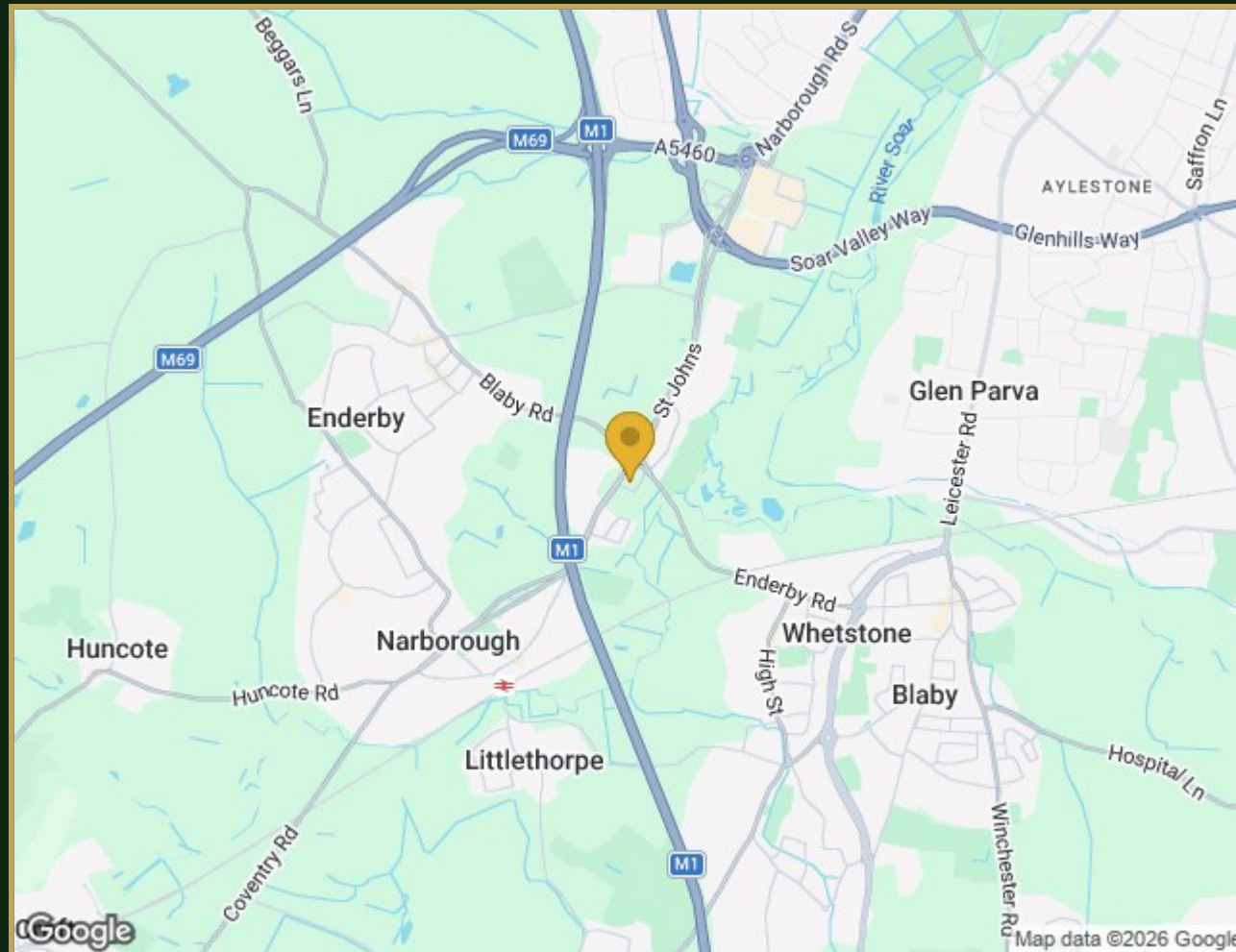


REZIDE



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
Very environmentally friendly - lower CO ₂ emissions					
Not environmentally friendly - higher CO ₂ emissions					
England & Wales		EU Directive 2002/91/EC		England & Wales	

Property Location



2 Foxhunter Gardens, Enderby, Leicester, LE19 2DZ