



## 3 The Meadows, Endon, ST9 9BG

Offers In The Region Of £375,000

- Selling with NO CHAIN!
- Three double bedrooms
- Downstairs WC
- Within the catchment area for Endon schools
- Detached property situated in a cul-de-sac location
- Large bathroom with corner bath and separate shower enclosure
- Private driveway and garage
- Extended to the rear
- Open plan kitchen / dining
- Fully enclosed garden with views to the rear



## 3 The Meadows, Endon ST9 9BG

Selling with NO CHAIN, Whittaker & Biggs are delighted to offer to the market this charming detached house presenting an excellent opportunity for families and individuals alike. With three spacious double bedrooms, this property is perfect for those seeking ample living space.

The large bathroom features a corner bath and a separate shower enclosure, providing both comfort and convenience. The property has been extended to the rear, to create a generous open plan kitchen and dining area, ideal for entertaining guests or enjoying family meals.

Outside, you will find a fully enclosed garden that offers delightful views to the rear, creating a peaceful retreat for relaxation or outdoor activities. The private driveway and garage provide parking for up to three vehicles, ensuring that you and your guests will always have a place to park.



Council Tax Band: D



## Ground Floor

### Porch

6'1" x 4'0"

UPVC double glazed door to the frontage, UPVC double glazed window to the frontage, UPVC double glazed windows to either side, tiled floor.

### Hall

12'9" x 2'11"

UPVC double glazed door to the frontage, stairs to the first floor, radiator.

### WC

6'5" x 2'2"

UPVC double glazed window to the frontage, vanity corner wash hand basin, chrome taps, low level WC.

### Sitting Room

19'0" x 14'0" max measurement

UPVC double glazed door to the rear, UPVC double glazed window to the rear, UPVC double glazed window to the frontage, radiator, living flame gas fire, tiled hearth and surround.

### Dinning Room

11'10" x 7'9"

UPVC double glazed door to the side aspect, radiator, cupboard housing the Baxi gas fired boiler.

## Kitchen

11'3" x 9'5"

UPVC double glazed window to the rear, UPVC double glazed window to the side aspect, units to the base and eye level, breakfast bar, New World four ring gas hob, Hotpoint electric fan assisted oven, extractor fan, stainless steel sink and drainer, chrome taps, integral fridge freezer, space and plumbing for a washing machine, space for a tumble dryer, integral dishwasher.

### Side Porch

8'6" x 2'11"

UPVC double glazed door to the rear, UPVC double glazed door to the frontage, UPVC double glazed window to the side aspect.

## First Floor

### Landing

13'2" x 6'2"

UPVC double glazed window to the frontage, loft hatch.

### Bathroom

10'7" x 8'7"

Two UPVC double glazed windows to the rear, corner bath, brass taps, quadrant shower enclosure, chrome fittings, vanity wash hand basin, brass mixer tap, low level WC, inset ceiling spotlights, radiator, extractor fan.

### Bedroom One

12'11" x 8'9"

UPVC double glazed window to the rear, lattice security shutters, fitted wardrobe and dressing table, radiator.

### **Bedroom Two**

10'7" x 9'7"

UPVC double glazed window to the frontage, radiator.

### **Bedroom Three**

9'6" x 8'9"

UPVC double glazed window to the frontage, radiator.

### **Loft**

Partially boarded, pull-down-ladder, light.

### **Externally**

To the frontage, tarmacadam driveway suitable for two vehicles, fence and wall boundary, mature trees and shrubs.

To the rear, paved patio, area laid to lawn, fence boundary, wooden pergola, mature trees and shrubs.

### **Garage**

15'1" x 8'9"

Metal up-and-over door, power and light.









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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## Directions

## Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

## Council Tax Band

D



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