

FLOOR PLAN

DIMENSIONS

Porch
7'11 x 2'04 (2.41m x 0.71m)

Lounge
13'01 x 17'03 (3.99m x 5.19m)

Dining Room
10'10 x 9' (3.30m x 2.74m)

Kitchen
10'10 x 7'03 (3.30m x 2.21m)

Family Room
22'04 x 24'07 (6.81m x 7.49m)

Downstairs Cloakroom
5'05 x 2;05 (1.65m x 0.61m;1.52m)

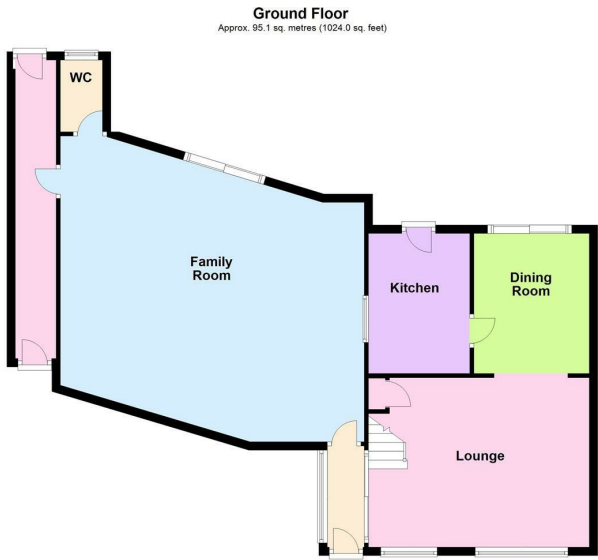
Landing
8'02 x 6'06

Bedroom One
13' x 9'11 (3.96m x 3.02m)

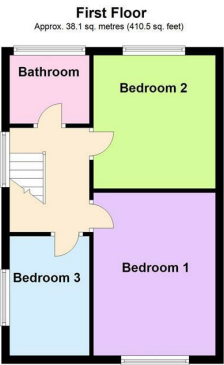
Bedroom Two
10'09 x 9'11 (3.28m x 3.02m)

Bedroom Three
10'01 x 6'06 (3.07m x 1.98m)

Family Bathroom
5'06 x 6'06 (1.68m x 1.98m)



Total area: approx. 133.3 sq. metres (1434.4 sq. feet)



OVERVIEW

- Extended Family Home
- Lovely Village Location
- Porch & Spacious Lounge
- Dining Room & Kitchen
- Family Room & Downstairs WC
- Three Bedrooms
- Family Bathroom
- Driveway & Rear Garden
- EER Rating - tbc, Freehold
- Council Tax Band - B

LOCATION LOCATION....

Enderby offers a delightful blend of historical charm and modern convenience. Nestled in the picturesque English countryside, this quaint village boasts a rich heritage evident in its historic buildings, including the renowned parish church of St. John the Baptist. Residents enjoy a range of amenities, from local shops and restaurants to scenic walking trails and parks. With excellent transportation links and access to quality education, Enderby provides a tranquil yet well-connected lifestyle, making it a sought-after destination for those seeking the perfect balance between rural serenity and urban accessibility.



THE INSIDE STORY

Welcome to this charming extended family home, nestled in the heart of a picturesque village. This property offers a perfect blend of comfort & space, making it an ideal retreat for families seeking a peaceful yet convenient lifestyle. As you approach the house, you are greeted by a porch, providing a sheltered entrance. Step inside to discover the spacious lounge, bathed in natural light from two windows that overlook the front aspect of the property. This room is perfect for relaxing & entertaining, with ample space for seating & a focal point that invites you to unwind. Adjacent to the lounge is the dining room, a versatile space that flows seamlessly into the garden through patio doors. This room is ideal for family meals & gatherings, with easy access to the outdoors, allowing you to extend your living space during the warmer months. The kitchen is fitted with a range of wall & base cabinets, has a sink drainer, eye level double oven & plumbing for a washing machine. One of the standout features of this home is the fabulous family room, a generous space that currently houses a full-size snooker table. This room is a testament to the home's adaptability, as it can be transformed to suit your family's unique requirements, whether it be a playroom, home office, or additional living area. A downstairs cloakroom adds to the convenience to this home. Upstairs, the landing leads to three bedrooms, each offering a peaceful retreat for family members. The family bathroom completes the upper level, providing a modern and functional space for the whole household. Outside, the property boasts a driveway with covered side access, leading to the lovely garden. The garden itself is a true delight, featuring a patio area perfect for al fresco dining & a dedicated vegetable plot for those with a green thumb. This outdoor space is ideal for families who enjoy spending time together in nature, providing a safe & private environment for children to play.

