22a Cross Street, Enderby LE19 4NJ Telephone: 0116 286 9700 • Email: sales@nestegg-properties.co.uk www.nestegg-properties.co.uk



FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge 15'01 x 12'06 (4.60m x 3.81m)

Living Room 15'01 x 13'03 (4.60m x 4.04m)

Dining Kitchen 15'01 x 10' (4.60m x 3.05m)

Cellar 9'05 x 9'05 (2.87m x 2.87m)

Landing

Bedroom One 15' x 12'05 (4.57m x 3.78m)

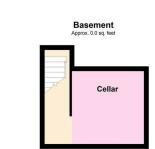
Bedroom Two 15'04 x 9'02 (4.67m x 2.79m)

Bedroom Three 11'03 x 7' max (3.43m x 2.13m max)

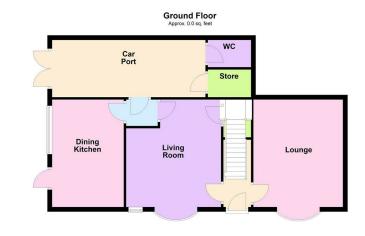
Bathroom 7'05 x 5'02 (2.26m x 1.57m)

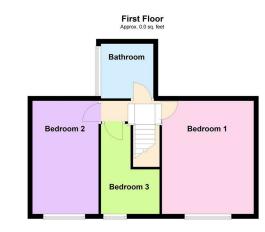
Car Port 8'10 x 21'07 (2.69m x 6.58m)

Outside WC 3'02 x 5'07 (0.97m x 1.70m)



Total area: approx. 0.0 sq. feet







Glydach, 1 Gumley Square, Enderby, LE19 4NR £220,000

FIXTURES AND FITTINGS All items in the nature of the vendors f VIEWING Via our office at 22a Cross Street, Enderby, LE19 4NJ Telephone: 0116286 9700 · Email: sales@nestegg-propertic FREE PROPERTY VALUATION Looking to sell? Need

OFFER PROCEDURE If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify th MONEY LAUNDERING Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we

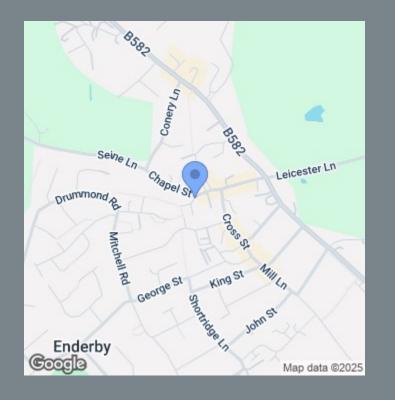
Measurements are for guidance only and potential buyers are advised to recheck measurements. Agents notes- FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and mu on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from th condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

OVERVIEW

- Double Fronted Cottage In Village Location
- No Upward Chain
- Entrance Hall & Lounge
- Living Room & Dining Kitchen
- Three Bedrooms & Bathroom
- Cellar & Car Port With WC
- Driveway & Garden
- In Need Of Modernisation
- Viewing Is Highly Recommended
- EER , Freehold, Tax Band -

LOCATION LOCATION....

Situated within the charming village of Enderby, Gumley Square enjoys a location that beautifully blends a sense of community with excellent local amenities. Enderby is known for its rich heritage and friendly atmosphere, offering a variety of independent shops, welcoming pubs, and cosy cafés along its characterful streets. Residents benefit from well-regarded schools, convenient supermarkets, and leisure facilities, including parks and scenic riverside walks nearby. The village is superbly connected, with easy access to Leicester city centre, Fosse Park shopping, and major transport routes like the M1 and M69, making it ideal for commuters and families seeking a peaceful yet well-linked place to call home.











THE INSIDE STORY

Tucked away along a charming lane in the very heart of historic Enderby village, this enchanting double-fronted cottage is brimming with period character, warmth, and an exciting sense of possibility. Steeped in history and waiting to be lovingly modernised, the property surprises with its deceptively spacious layout that unfolds behind the traditional façade. A welcoming entrance hall sets the tone, leading into a cosy lounge where a large front window fills the room with soft natural light—perfect for relaxing with a book or entertaining friends. A separate living room offers a door down to a characterful cellar that invites all sorts of uses, from additional storage to a wine nook or creative workspace. At the heart of the home, the generous dining kitchen has ample room for family gatherings and opens directly onto the garden, inviting the outdoors in and creating a wonderful space for summer meals and morning coffee. Upstairs, a landing leads to three comfortable bedrooms, each with its own outlook and plenty of scope to personalise, as well as a family bathroom that completes the accommodation. Outside, the property continues to impress with a practical driveway providing off-road parking, a quaint car port fitted with a WC and handy storage area, and a small garden ready to be transformed into a colourful retreat. This rare opportunity combines the charm and heritage of a village setting with the potential to create a truly special home tailored to your own style and aspirations.

