

FLOOR PLAN

DIMENSIONS

Lounge  
12'07 x 18'05 (3.84m x 5.61m)

Dining Kitchen  
12'09 x 18'05 (3.89m x 5.61m)

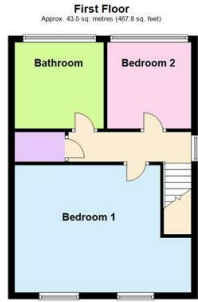
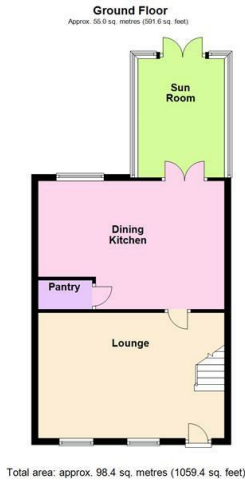
Sun Room  
11'11 x 8'04 (3.63m x 2.54m)

Landing

Bedroom One  
12'06 x 18'08 (3.81m x 5.69m)

Bedroom Two  
8'11 x 8'06 (2.72m x 2.59m)

Bathroom  
9'11 x 9' (3.02m x 2.74m)



**FIXTURES AND FITTINGS** All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.  
**VIEWING** Via our office at 22a Cross Street, Enderby, LE19 4NJ  
Telephone: 0116286 9700 • Email: sales@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at [www.nestegg-properties.co.uk/](http://www.nestegg-properties.co.uk/)  
**FREE PROPERTY VALUATIONS** Looking to sell? Need a valuation?  
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home.  
Call us on 0116 2811 300 for free advice.  
**OFFER PROCEDURE** If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.  
**MONEY LAUNDERING** Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.  
These details do not constitute part of an offer or contract.  
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 must not be relied 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 the current 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.

4 Chapel Street, Enderby, Leicestershire, LE19 4NE  
Offers Over £300,000



# OVERVIEW

- Stunning Home Dating Back To 1800
- Lovely Village Location
- Spacious Lounge
- Modern Dining Kitchen
- Sun Room
- Two Bedrooms & Bathroom
- Beautiful Garden
- Viewing Essential
- EER Rating - C, Freehold
- Council Tax Band - B

# LOCATION LOCATION....

Enderby Village is a charming community located in Leicestershire, This historic village offers a mix of traditional and modern homes, surrounded by picturesque countryside. With easy access to amenities such as shops, schools, and parks, Enderby Village provides a peaceful and convenient lifestyle for its residents. The village boasts a rich history, with landmarks like St. John the Baptist Church adding to its character. Overall, Enderby Village is a delightful place to live, offering a perfect blend of rural tranquility and urban conveniences.



# THE INSIDE STORY

Immerse yourself in the captivating history of this stunning cottage, a true gem dating back to the early 1800s, nestled within the serene and picturesque village of Enderby. As you step inside, you are greeted by the exquisitely decorated lounge, exuding a sense of warmth and timeless elegance. The lounge features a cosy fireplace, perfect for chilly evenings, and large windows that flood the space with natural light, creating a welcoming ambiance. The modern dining kitchen is a culinary haven, boasting integrated appliances including a washing machine and dishwasher, along with ample storage space in the charming pantry. Whether you're preparing a family meal or hosting a dinner party, this kitchen is sure to inspire your inner chef. The sunroom serves as a tranquil oasis, flooded with sunlight and offering a seamless transition to the beautifully landscaped garden. With French doors that open up to the outdoor space, the sunroom allows you to enjoy the beauty of nature from the comfort of your home, making it the perfect spot for morning coffee or quiet reflection. This charming cottage comprises two bedrooms, each thoughtfully designed and beautifully finished, providing cosy retreats for rest and relaxation. The bathroom is a sanctuary of luxury, featuring a deep soaking tub with shower over and elegant fixtures that create a spa-like atmosphere. Outside, the meticulously landscaped garden unfolds like a work of art, boasting vibrant flowers, lush greenery, and a raised seating area that offers a peaceful retreat for enjoying the outdoors. Lots of useful storage in the brick outbuildings. Whether you're hosting a summer barbecue or simply unwinding after a long day, the garden provides a serene escape from the hustle and bustle of everyday life.

