

## FLOOR PLAN

### DIMENSIONS

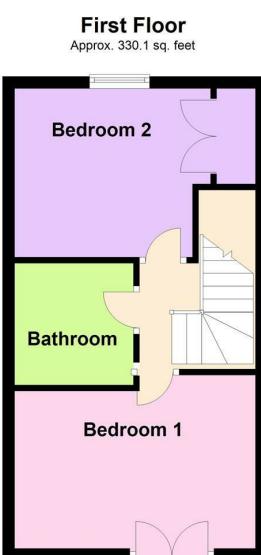
**Open Plan Living Kitchen**  
23'09 x 14'08 max (7.24m x 4.47m max)

**Landing**

**Bedroom One**  
9'03 x 12'08 (2.82m x 3.86m)

**Bedroom Two**  
9'01 x 11'01 (2.77m x 3.38m)

**Bathroom**  
6'06 x 6'09 (1.98m x 2.06m)



**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: 0116 286 9700 • Email: [sales@nestegg-properties.co.uk](mailto:sales@nestegg-properties.co.uk)/

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**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.

**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.

1B George Street, Enderby, LE19 4NQ

£170,000

# OVERVIEW

- Lovely Townhouse
- Popular Village Location
- No Onward Chain
- Modern Throughout
- Open Plan Living Kitchen
- Two Double Bedrooms
- Bathroom
- Allocated Parking
- Viewing Essential
- EER - C, Freehold, Tax Band - A

## 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

Nestled in the heart of the charming village of Enderby, this beautiful home is a true gem, offering a perfect blend of modern living and comfort. With no onward chain, it's an ideal opportunity for those seeking a seamless move. Step inside to discover an open-plan living space that is both spacious and inviting, with windows on three sides that bathe the room in natural light. The U-shaped kitchen is a dream for any culinary enthusiast, featuring fitted wall and base cabinets, an integrated oven and hob with an extractor above, and ample space for an under-counter fridge and freezer. There's even plumbing for a washing machine, making laundry day a breeze. The kitchen seamlessly flows into a cosy breakfast bar, perfect for casual dining, and a lounge area that invites relaxation. Upstairs, the landing provides access to two generously sized double bedrooms, with the primary bedroom boasting a delightful Juliet balcony. The well-appointed bathroom, complete with a three-piece suite, adds a touch of luxury to everyday living. Outside, an allocated parking space ensures convenience and peace of mind. This stunning home in Enderby Village is more than just a house; it's a place to call home.

