

22a Cross Street, Enderby LE19 4NJ

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[www.nestegg-properties.co.uk](http://www.nestegg-properties.co.uk)

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## FLOOR PLAN

### DIMENSIONS

#### Entrance Hall

6'01 x 6'01 (1.85m x 1.85m)

#### Open Plan Lounge, Dining, Kitchen

26'06 x 12'04 max (8.08m x 3.76m max)

#### Landing

#### Bedroom Two

8'11 x 12'08 (2.72m x 3.86m)

#### Bedroom Three

8'06 x 12'08 (2.59m x 3.86m)

#### Shower Room

6'03 x 8'05 (1.91m x 2.57m)

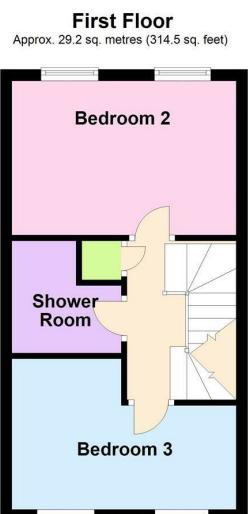
#### Landing

#### Bedroom One

13'07 x 9' (4.14m x 2.74m)

#### En Suite Bathroom

6'04 x 9' (1.93m 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

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**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.

**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.

9 King Street, Enderby, Leicestershire, LE19 4NT

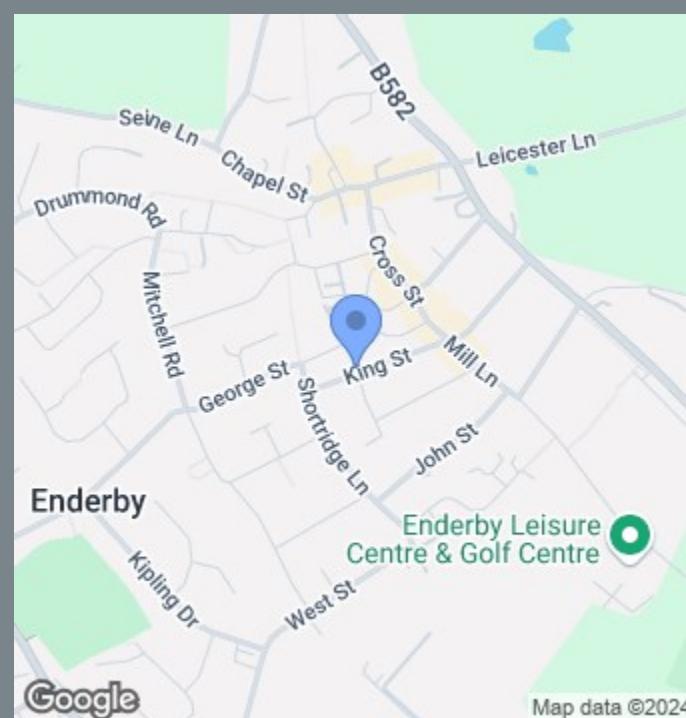
£200,000

# OVERVIEW

- Beautiful Three Story Home
- No Onward Chain
- Village Location
- Entrance Hall
- Open Plan Lounge, Dining, Kitchen
- Three Bedrooms
- Shower Room & En Suite Bathroom
- Driveway
- Tenure - Freehold, EER Rating - B
- 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 three-story townhouse nestled in a delightful village location, offering a serene ambiance and a convenient lifestyle. With no onward chain, this property presents an excellent opportunity for those seeking a seamless transition into their new home. Upon entering, you're greeted by a welcoming entrance hall that sets the tone for the rest of the home. Bright and inviting, it leads seamlessly into the heart of the house. The ground floor boasts a spacious open-plan layout, seamlessly integrating the lounge, diner, and modern kitchen. This design maximizes space and fosters a sense of togetherness, ideal for both relaxing and entertaining. The kitchen is equipped with sleek, integrated appliances, offering both functionality and style. Ascending to the first floor, you'll find two well-appointed bedrooms and a conveniently located shower room. The bedrooms are thoughtfully designed to provide comfort and privacy, while the shower room offers modern amenities for added convenience. Ascending further, the second floor unveils the primary bedroom, a serene sanctuary offering a tranquil retreat from the bustle of everyday life. Complete with an en suite bathroom, this private haven promises relaxation and rejuvenation. This townhouse also features a parking space to the rear, ensuring hassle-free parking for residents and guests alike. Convenience meets practicality with this added amenity.

