

FLOOR PLAN

DIMENSIONS

**Porch**  
3'05 x 5'02 (1.04m x 1.57m)

**Entrance Hall**

**Lounge**  
17'04 x 12' (5.28m x 3.66m)

**Kitchen**  
5'11 x 12' (1.80m x 3.66m)

**Sun Room**  
7'10 x 13'08 (2.39m x 4.17m)

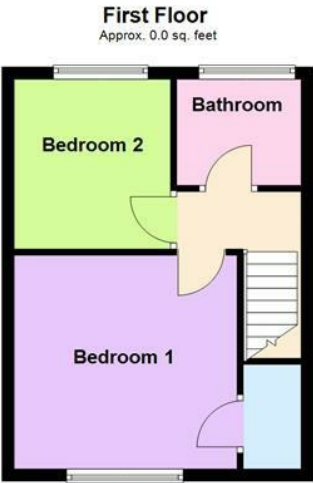
**Downstairs Cloakroom**  
5' x 2'08 (1.52m x 0.81m)

**Landing**

**Bedroom One**  
11'07 x 12' (3.53m x 3.66m)

**Bedroom Two**  
8'08 x 8'09 (2.64m x 2.67m)

**Bathroom**  
5'06 x 5'10 (1.68m x 1.78m)



# OVERVIEW

- Ideal First Time Purchase
- No Onward Chain
- Porch & Entrance Hall
- Lounge & Kitchen
- Sun Room & Downstairs Cloakroom
- Two Bedrooms
- Bathroom
- Driveway & Detached Garage To Rear
- Enclosed Garden
- EPC E, Freehold, Tax -

## 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

*Perfect for first-time buyers or investors seeking a chain-free opportunity, this endearing townhouse presents an exciting renovation project brimming with potential. The charming porch invites you into a practical entrance hall, leading to a generously proportioned lounge anchored by a feature fireplace and illuminated by a front-facing window - ideal for creating a warm, social hub. The functional kitchen offers ample scope for modernization, complete with valuable pantry storage, while adjoining sunroom provides a bright transitional space bathed in natural light. Here, elegant French doors unfold to reveal the low-maintenance rear garden, seamlessly blending indoor and outdoor living. A convenient downstairs cloakroom adds practicality to the layout. Upstairs, two well-sized bedrooms offer flexibility and the bathroom is fitted with a white three piece suite comprising low level wc, wash hand basin and bath with shower over. Outside, the enclosed garden features a raised seating area perfect for summer entertaining, complemented by a detached garage and private driveway offering secure storage or vehicle access. With its versatile layout, desirable lack of onward chain, and scope to add value through cosmetic updates, this property represents a golden opportunity.*

