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

NESTEGG PROPERTIES

FLOOR PLAN

DIMENSIONS

Lounge
11' 5" x 11' 4" (3.35m 1.52m x 3.35m 1.22m)

Dining Kitchen
11' 5" max x 10' 5" (3.35m 1.52m max x 3.05m 1.52m)

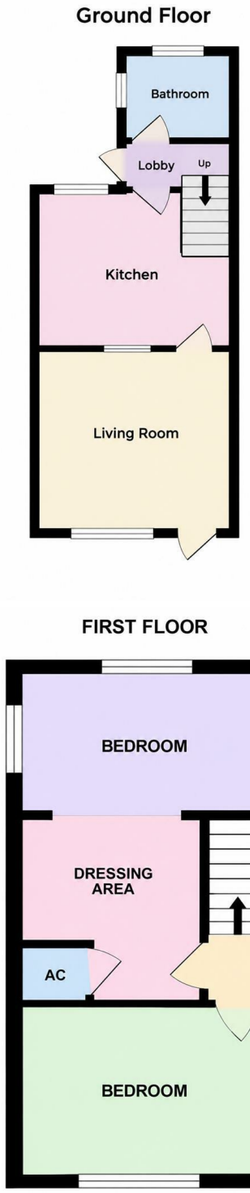
Lobby

Downstairs Bathroom
6' 4" x 6' 5" (1.83m 1.22m x 1.83m 1.52m)

Bedroom One
11' 8" into recess x 11' 7" (3.35m 2.44m into recess x 3.35m 2.13m)

Dressing Area
10'7 x 8'7 (3.23m x 2.62m)

Bedroom Two
8' 7" x 10' 5" (2.44m 2.13m x 3.05m 1.52m)





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/
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.

8 Townsend Road, Enderby, LE19 4PH

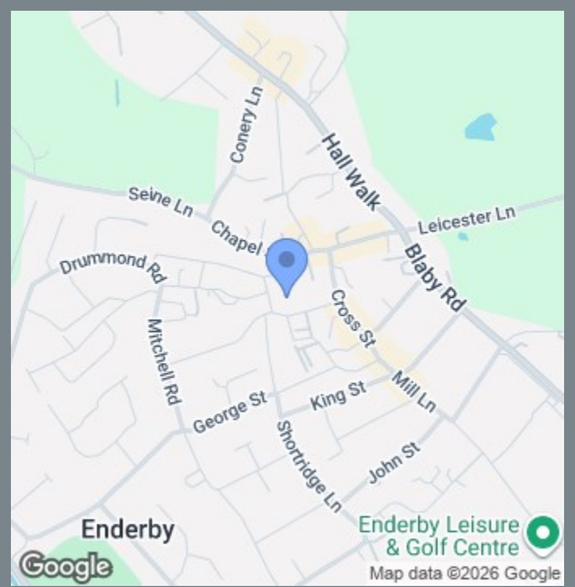
Offers Over £200,000

OVERVIEW

- Stunning Cottage
- Great Village Location
- Lounge With Log Burning Stove
- Modern Dining Kitchen
- Downstairs Bathroom
- Two Double Bedrooms
- Dressing Area To Primary
- Front & Rear Garden
- Viewing Is Recommended
- EER - D, Tax - A, Freehold

LOCATION LOCATION....

Townsend Road enjoys a convenient position close to the heart of Enderby, a popular village with a welcoming community feel & an excellent range of amenities. The village centre offers local shops, a Co-op, cafés, pubs, eateries & useful everyday services, while Fosse Park West is just a short drive away for a much wider choice of shopping & dining. Families are well catered for with Enderby Danemill Primary School & Brockington College both nearby, along with a community library & leisure facilities. For outdoor time, King George V Playing Fields offers open green space & sports facilities, with several other recreation grounds & play areas dotted around the village. Enderby is particularly well connected, with easy access to the M1, M69 & surrounding road network, regular bus services towards Leicester & nearby Narborough railway station providing links to Leicester, Hinckley, Nuneaton & Birmingham. Combining village life with excellent amenities & commuter links, it is a lovely location for families, professionals & anyone wanting plenty close at hand.











THE INSIDE STORY

Full of warmth & character this beautiful cottage enjoys a fabulous village location & offers a lovely combination of cosy cottage charm with stylish modern touches. Step inside to the inviting lounge where a log burning stove creates a wonderful focal point & adds to the cosy feel of the room making it the perfect place to curl up on the sofa during the colder evenings. The dining kitchen has a fresh modern finish with a range of wall & base units complemented by contrasting work surfaces providing plenty of storage & preparation space. A table with stools creates a relaxed spot for dining whether enjoying breakfast before the day begins or sitting down together for an evening meal. A useful lobby leads through to the sleek & modern downstairs bathroom which has been smartly finished to create a stylish space. Upstairs the landing gives access to two generous double bedrooms offering excellent proportions for a cottage of this style. Bedroom one is particularly appealing with its own dressing area providing valuable additional space for wardrobes storage & getting ready while keeping the main sleeping area feeling calm & uncluttered. Bedroom two is another lovely double with plenty of room for bedroom furniture or could provide a beautiful guest room if preferred. Outside the cottage has gardens to both the front & rear. The front garden is laid to lawn creating an attractive approach to the home while the rear provides a lovely outdoor space to enjoy. A covered area immediately outside the back door offers a practical sheltered spot throughout the year alongside a useful log store keeping everything close to hand for the stove. A charming village home that would be equally suited to first time buyers downsizers or anyone dreaming of cottage living.







