

Room Sizes

Hallway

Living Room

11'9 x 10'6

Family Room

14'6 x 10'6

Dining Room

13'8 x 13'2

Dining Kitchen

17'3 x 14'1

Cellar

First Floor Landing

Bedroom One

13'7 x 12'7

Bedroom Two

13'9 x 12'1

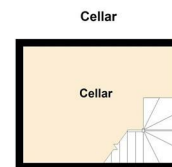
Bedroom Three

14'9 x 7'5

Bedroom Four

9'5 x 8'4

Family Bathroom



Gumley Square, Enderby, Leicester LE19 4NR
Price Guide £425,000

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 1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

FREE PROPERTY VALUATION 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 2772277 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 and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

The Story Begins

- Stunning Character Cottage
- Beautifully Presented Throughout
- Situated Within a Wonderful Conservation Area
- Entrance Hallway & Dining Kitchen
- Living Room & Family Area
- Dining Area & Cellar
- First Floor Landing & Family Bathroom
- Four Delightful Bedrooms
- EPC RATING C
- Council Tax Band C & Freehold

Location Is Everything

Enderby has everything to offer as a thriving village which is located south west of the city. Enderby offers an excellent range of amenities local shops which cater for day to day living, a leisure centre and a nine hole golf course, fashionable restaurants, pubs, Enderby Danemill Primary School, Brockington College for the older children and all within easy access to the city centre with the Park and ride, motorway networks and Fosse Park Shopping Centre.



Inside Story

Situated within the sought-after conservation area of central Enderby Dairy Cottage is a true gem waiting to be discovered. Believed to date back to 1777, this characterful home boasts many original features that add to its unique appeal.

As you step into the property, you are greeted by an inviting entrance hallway that leads you to three reception rooms - a cosy living room, a versatile family area, and a spacious dining room, perfect for entertaining guests. The fitted dining kitchen is a delightful space for creating culinary masterpieces and enjoying family meals.

One of the highlights of this property is the cellar, presenting an exciting project for conversion according to your preferences and needs. Imagine the possibilities of transforming this space into a cosy den, a home office, or a playroom.

This historic cottage offers four bedrooms, providing ample space for a growing family or accommodating guests. The family bathroom that has a roll top bath and a separate shower ensures convenience and comfort for all residents.

Outside, the enclosed and pretty rear garden offers a tranquil retreat where you can relax and unwind in privacy. The feeling of seclusion in the heart of a conservation area adds to the allure of this picturesque setting.

Don't miss the opportunity to own a piece of history in this enchanting cottage with a perfect blend of old-world charm and modern comforts. Embrace the quintessential British lifestyle in this timeless abode at Gumley Square. PRICE GUIDE £425,000 - £450,000.

