

Room Sizes

Entrance Porch

4'2 x 4

Downstairs WC

7 x 2'8

Sitting Room

14'5 x 10'8

Dining Room

18'8 x 11'9

Fitted Kitchen

18'8 x 7'7

First Floor Landing

9'5 x 4'4

Bedroom One

13'2 x 12'3

En-Suite Shower Room

7'9 x 5

Bedroom Two

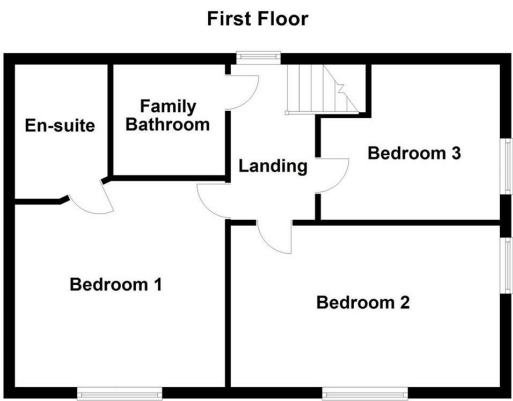
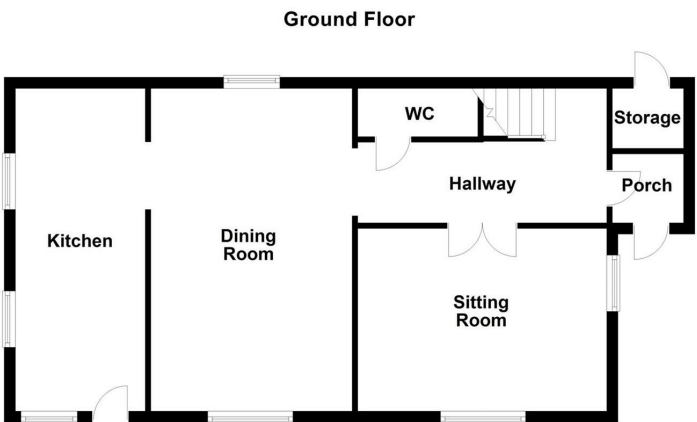
15'3 x 9'5

Bedroom Three

11'2 max x 10'5 max

Family Bathroom

6'7 x 6'1



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
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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 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.

Hall Walk, Enderby, Leicester LE19 4AH

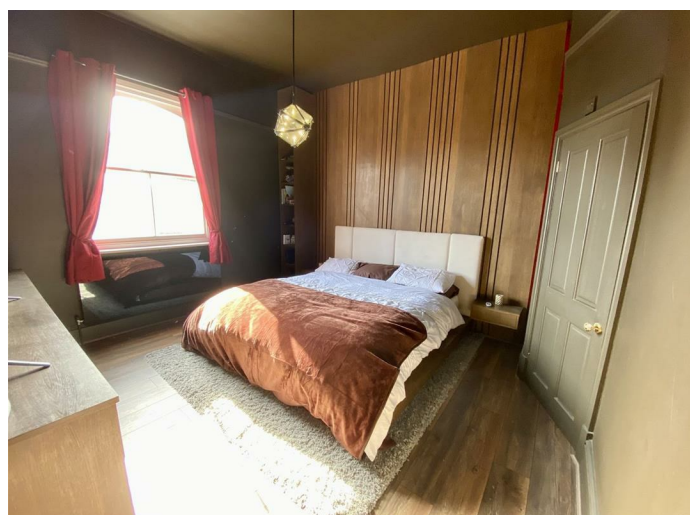
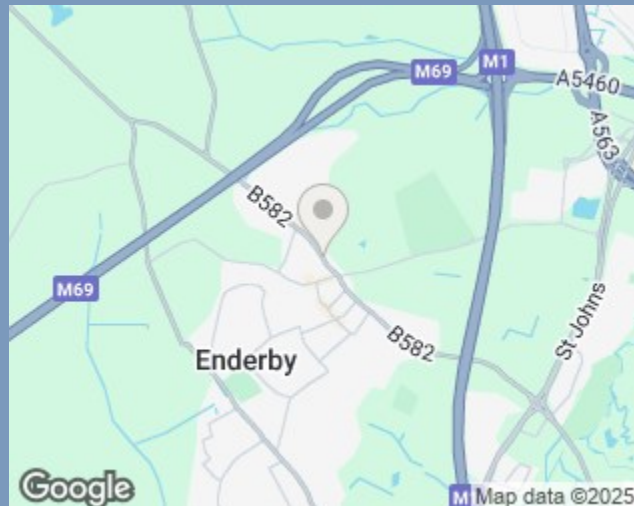
Price Guide £450,000

The Story Begins

- Stunning Detached Cottage
- Dating Back Approximately 400 Years
- Sympathetically Improved Throughout
- Non Estate Position & No Upward Chain
- Entrance Porch & Hallway
- Cosy Sitting Room & Downstairs WC
- Separate Dining Room & Kitchen
- Three Double Bedrooms, Bathroom & En-Suite
- Enclosed Garden, Courtyard & Ample Driveway
- Energy Rating E, Council Tax Band E

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

Proudly positioned in the charming village of Enderby, this delightful three-bedroom detached cottage on Hall Walk offers a unique blend of historical character and comfort. Dating back approximately 400 years, this property has been sympathetically improved by the current owner, ensuring that its original charm is preserved while providing the conveniences of contemporary living.

Upon entering, you are welcomed by an inviting entrance porch that leads into a hallway adorned with a beautiful mosaic tiled floor and access into the convenient downstairs WC. The sitting room boasts dual aspect windows, allowing natural light to flood the space, creating a warm and welcoming atmosphere. The heart of the home is undoubtedly the fabulous dining room, featuring exposed brickwork and beams, complemented by a cosy log burner, perfect for those chilly evenings.

The fitted kitchen is well-equipped with wall and base units, a range cooker, and an extractor, along with ample space for appliances, making it a practical space for culinary enthusiasts.

As you ascend to the first floor, you will find three generously sized double bedrooms, providing plenty of room for family or guests. The family bathroom is conveniently located, while the main bedroom has beautiful feature paneling and benefits from a stylish en-suite with walk in shower, offering a private retreat.

Outside, the property truly shines with its enclosed garden, which features a lovely lawn area. Additionally, the gated courtyard area provides an excellent space for outdoor dining, allowing you to enjoy al fresco meals in a private setting. There is also outside storage available, adding to the practicality of this charming home.

This property is offered with no upward chain, making it an ideal opportunity for those looking to move swiftly into their new home. With its rich history and thoughtful enhancements, this cottage is a rare find in a desirable location. GUIDE PRICE £450,000 - £475,000.

