

## FLOOR PLAN

### DIMENSIONS

**Porch**  
2' x 5'02 (0.61m x 1.57m)

**Lounge**  
11'11 x 13'08 (3.63m x 4.17m)

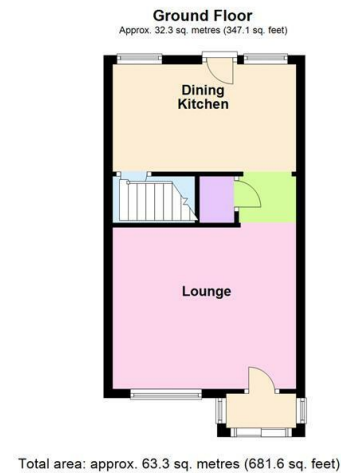
**Dining Kitchen**  
8'09 x 13'08 (2.67m x 4.17m)

### Landing

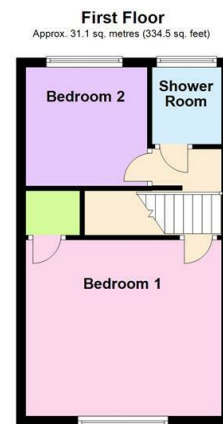
**Bedroom One**  
12' x 13'09 (3.66m x 4.19m)

**Bedroom Two**  
8'09 x 8'04 (2.67m x 2.54m)

**Shower Room**  
5'03 x 4'10 (1.60m x 1.47m)



Total area: approx. 63.3 sq. metres (681.6 sq. feet)



**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/](http://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.  
Measurements are for guidance only and potential buyers are advised to recheck measurements.  
**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.

3 Brook Street, Enderby, Leicester, LE19 4ND

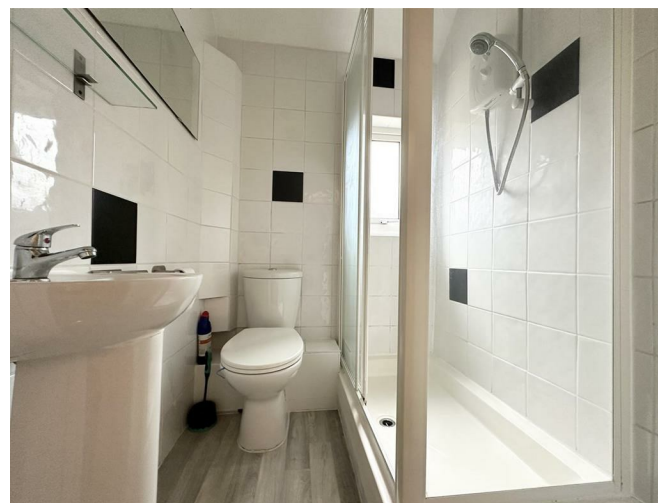
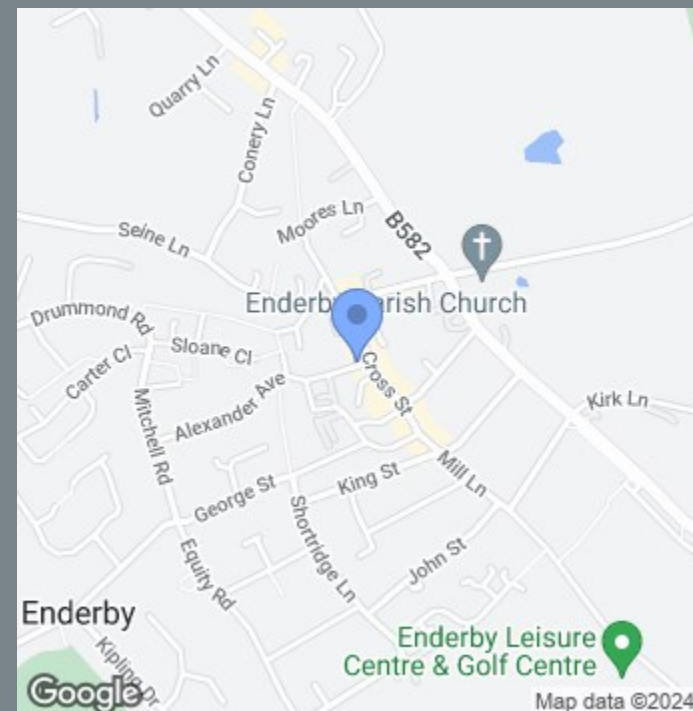
Offers Over £180,000

## OVERVIEW

- Beautiful Cottage In Sought After Village Location
- No Onward Chain
- Porch & Lounge
- Dining Kitchen
- Two Bedrms
- Shower Room
- Low Maintenance Garden
- Viewing Is A Must
- EER Rating - E, Freehold
- Council Tax Band -A

## 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

Nestled in the picturesque surroundings of Enderby Village, this lovely cottage has the added benefit of no onward chain, presenting a hassle-free opportunity to make it your own. Beginning in the porch which is great addition and has room for coats and shoes. The heart of this cottage is undoubtedly the cosy lounge featuring a charming fireplace, perfect for unwinding on chilly evenings or hosting intimate gatherings, this space exudes a sense of comfort and relaxation. The well-appointed dining kitchen provides a delightful space for culinary adventures and casual dining alike. With ample cabinetry and modern amenities, it caters to the needs of everyday living with style and functionality. This cottage offers two inviting bedrooms, each providing a peaceful sanctuary for rest and rejuvenation. Whether used as sleeping quarters, a home office, or a hobby room, these versatile spaces can be tailored to suit your lifestyle. Completing the accommodation is a convenient shower room, offering modern fixtures and a refreshing ambiance. Designed for efficiency and comfort, it caters to the needs of contemporary living. Outside, a low maintenance garden awaits, providing a serene outdoor retreat without the hassle of extensive upkeep making it ideal for enjoying al fresco dining.

