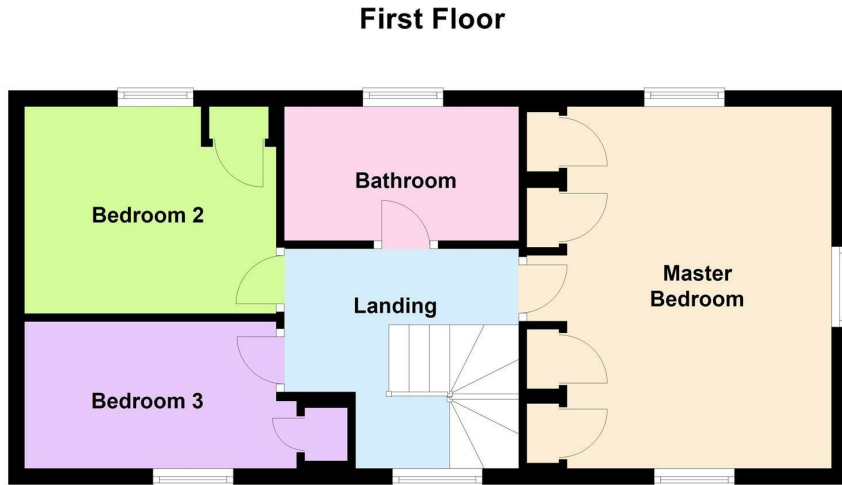
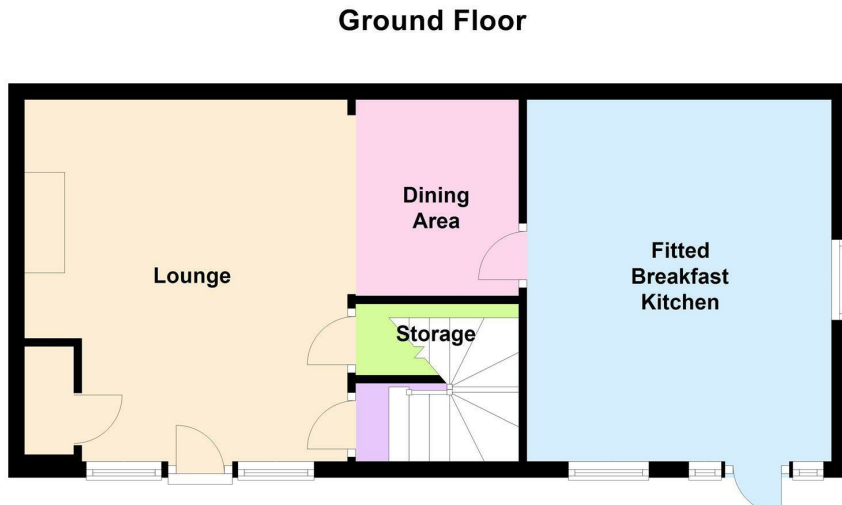


# FLOOR PLAN

- ### DIMENSIONS
- Lounge**  
14'9 x 13'2 (4.50m x 4.01m)
  - Dining Area**  
8 x 6'8 (2.44m x 2.03m)
  - Kitchen**  
14'9 x 12'5 (4.50m x 3.78m)
  - First Floor Landing**  
9'2 x 9'1 (2.79m x 2.77m)
  - Main Bedroom**  
14'9 x 14 (4.50m x 4.27m)
  - Bedroom Two**  
11'2 x 8'5 (3.40m x 2.57m)
  - Bedroom Three**  
11'2 x 6'5 (3.40m x 1.96m)
  - Family Bathroom**  
9'7 x 5'5 (2.92m x 1.65m)



**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.

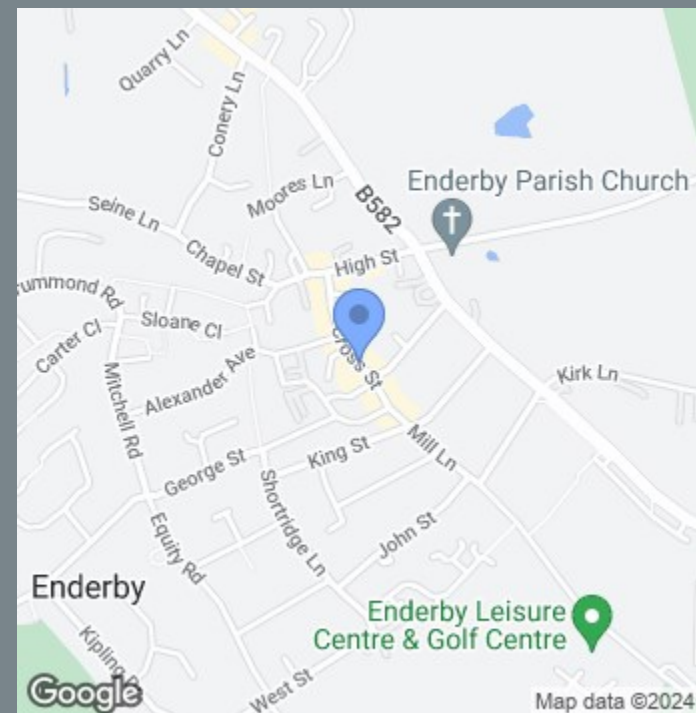
The Old Barn, 24 Cross Street, Enderby, Leicestershire, LE19 4NJ  
**£325,000**

## OVERVIEW

- Stunning Barn Conversion
- Three Double Bedrooms
- Four Piece Bathroom With Roll Top Bath
- Parking For One Car
- South Facing Garden
- Old Farm House Features Throughout
- Located In The Heart Of Enderby
- Council Tax Band - C
- Freehold Property
- EPC Rating - C

## LOCATION LOCATION....

This beautiful period home is tucked away in the centre of the sought area of Enderby which has everything to offer as a thriving village. Located south west of the city Enderby offers an excellent range of amenities. Local shops will cater for your day to day living including a post office. Great leisure facilities include Enderby gym and a nine hole golf course. Dine out with a choice of several restaurants including Cini's and Miller & Carter. You will find well regarded Schooling in the form of Dane Mill Primary School and Brockington College. There is easy access into the city centre with a regular bus route as well as the park and ride and for the commuter is the nearby Narborough Train Station and the motorway.



## THE INSIDE STORY

Nestegg Properties are thrilled to offer this absolutely stunning barn conversion for sale nestled away yet in the heart of the village of Enderby. This property is full of charm with beautiful features throughout.

The lounge is lovely, it has an open & inviting feel with the benefit of a dining area, the perfect space for entertaining family and friends. This lounge/diner is a fantastic light and airy space yet with a cosy feel.

The stylish kitchen is the heart of this home and has been created to utilise every inch of space with an array of wall & base units & solid oak work surfaces. There is a ceramic sink with mixer tap, Range Cooker with extractor fan over, integrated dishwasher as well as space for an upright fridge freezer, washing machine and dryer.

There is also a handy breakfast bar area, perfect for informal dining.

From here you also have a lovely oak doorway to the cottage style garden which has a paved patio area and mowed lawn. The garden is south facing so benefits from lots of sunshine, perfect for the summer months ahead! The current owner have added a lovely pergola so you can still enjoy some shade.

Travelling up to the first floor you will find three double bedrooms. The main bedroom is truly delightful with triple aspect windows & bespoke triple built in wardrobes. Both the second & third bedrooms also have fitted cupboards for storage. The family bathroom is a four piece suite with a stunning free standing roll top bath and a separate shower, a Victorian style low level sink and WC. The property is located at the bottom of a gravelled driveway where there is parking for one car. Internal viewings are highly advised to appreciate all this fabulous property has to offer.

