

## FLOOR PLAN

### DIMENSIONS

#### Entrance Hall

**Lounge Diner**  
17'02 x 10'04 (5.23m x 3.15m)

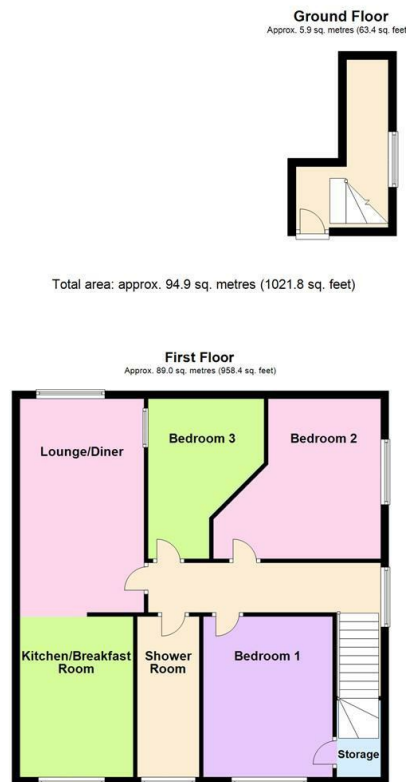
**Kitchen**  
13'07 x 9'06 (4.14m x 2.90m)

**Bedroom One**  
13'07 x 10'11 (4.14m x 3.33m)

**Bedroom Two**  
13' x 13'05 max (3.96m x 4.09m max)

**Bedroom Three**  
13' x 9'08 max (3.96m x 2.95m max)

**Shower Room**  
13'07 x 5'03 (4.14m x 1.60m)



**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.

12 The Cross, Enderby, Leicestershire, LE19 4PF  
Offers In Excess Of £200,000

## OVERVIEW

- Spacious Apartment
- Village Location & No Onward Chain
- Recently Renovated
- Entrance Hall
- Lounge Diner & Kitchen
- Three Bedrooms
- Shower Room
- Allocated Parking
- Leasehold, EER Rating -C
- Council Tax Band - A

## LOCATION LOCATION....

Cross Street is located in the heart of Enderby village, just a short walk from Enderby Leisure and Golf Centre and Brockington College. Enderby is a thriving village offering fantastic amenities, from supermarkets, local shops, sports facilities, an urgent care out of hours service, doctors, hairdressers, excellent schools for all ages, and of course great access to Fosse Park, the motorways and the "park & ride".



## THE INSIDE STORY

Welcome to this charming and spacious apartment situated in the heart of the picturesque village of Enderby. Boasting a recent renovation, this property presents a delightful blend of modern comfort and classic elegance, perfect for those seeking a peaceful retreat without compromising on convenience. The property is available with no onward chain, ensuring a smooth and hassle-free transaction for prospective buyers. Step into the welcoming entrance hall that sets the tone for the rest of the apartment. The interior has been thoughtfully renovated to create a contemporary living space while retaining its original charm. a spacious open-plan layout encompassing the lounge, dining area, and kitchen. This design maximises natural light and creates a seamless flow throughout the living space, ideal for both relaxation and entertaining guests. The kitchen is equipped with sleek, modern fittings and ample storage space, making it a practical and stylish area for culinary enthusiasts to enjoy. The property comprises three generously sized bedrooms, offering comfortable accommodation for residents or guests. Each bedroom provides a peaceful sanctuary to unwind and rest. The apartment benefits from a contemporary shower room, complete with high-quality fixtures and fittings. Residents will appreciate the convenience of allocated parking. Viewing is highly recommended on this home.

