

## FLOOR PLAN

### DIMENSIONS

#### Entrance Hall

#### Lounge

13' x 12'7 (3.96m x 3.84m)

#### Dining Room

12'7 x 12'6 (3.84m x 3.81m)

#### Kitchen

13'2 x 6'1 (4.01m x 1.85m)

#### Landing

#### Bedroom One

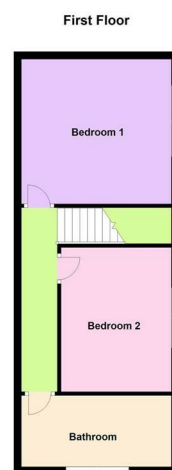
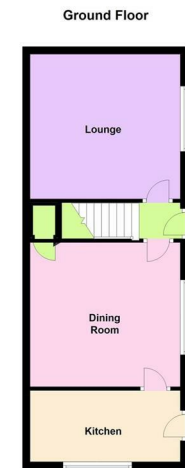
13' x 12'8 (3.96m x 3.86m)

#### Bedroom Two

13' x 9'6 (3.96m x 2.90m)

#### Bathroom

12'7 x 5'9 (3.84m x 1.75m)



**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.

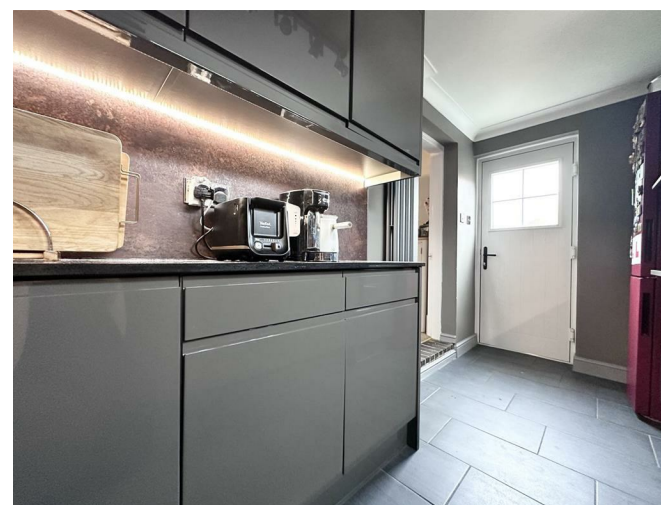
Wisteria Cottage 22 Townsend Road, Enderby, LE19 4PG  
Offers In Excess Of £240,000

## OVERVIEW

- Beautiful Cottage Dating Back To 1850
- Fabulous Village Location
- Entrance Hall
- Lounge With Beamed Ceilings
- Dining Room With Log Burner
- Newly Fitted Kitchen
- Two Bedrooms & Lovely Bathroom
- Enclosed Garden & Parking
- EER Rating - tbc, Freehold
- Council Tax Band - B

## 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

Welcome to this exquisite Victorian cottage, a treasure dating back to 1850, nestled in the heart of a charming village. This property is a harmonious blend of historical charm and modern comforts, making it an ideal retreat for those seeking a unique and peaceful lifestyle. As you step inside, the entrance hall greets you with its welcoming atmosphere, leading you into the heart of this home. The lounge is a cosy sanctuary, featuring a beamed ceiling and a traditional fireplace, perfect for relaxing evenings by the fire. It's a space that exudes warmth and character, inviting you to unwind and enjoy the tranquility. The dining room is equally inviting, with its own log burner and beamed ceiling, creating a lovely ambiance for family meals and gatherings. It's a space that's perfect for entertaining, with a sense of history that adds to the charm of every occasion. The newly fitted kitchen is a modern masterpiece, fully equipped with integrated appliances including an oven, microwave, washing machine, and dishwasher. It's a space that's designed for convenience and efficiency, while still maintaining the character of the cottage. Upstairs, the landing leads to two generously sized bedrooms, each offering a peaceful retreat with plenty of space for relaxation and personalisation. The bathroom is a luxurious escape, featuring a four-piece suite that includes a claw-foot, roll-top bath and a state-of-the-art shower cubicle with Bluetooth radio, steam, and invigorating water jets. It's a space that combines vintage elegance with modern indulgence. Outside, the garden is a floral paradise, with beautiful flowers and a patio area that's perfect for al fresco dining and relaxation. The parking area adds to the convenience of this idyllic setting.

