

FLOOR PLAN

DIMENSIONS

**Porch**  
6'6 x 5'7 (1.98m x 1.70m)

**Lounge**  
13'5 x 17' (4.09m x 5.18m)

**Dining Room**  
11'5 x 9' (3.48m x 2.74m)

**Conservatory**  
10'9 x 14'2 (3.28m x 4.32m)

**Kitchen**  
15'7 x 11'7 (4.75m x 3.53m)

**Downstairs Cloakroom**  
4' x 3'1 (1.22m x 0.94m)

**Landing**

**Bedroom One**  
14'1 x 10'6 (4.29m x 3.20m)

**Bedroom Two**  
11'3 x 10'2 (3.43m x 3.10m)

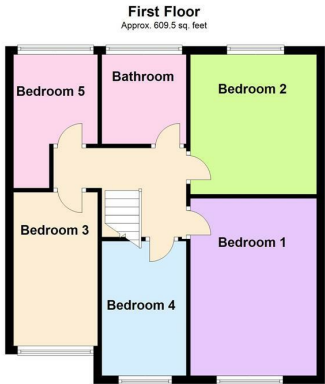
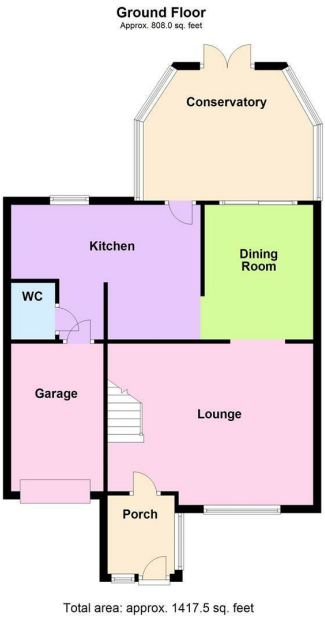
**Bedroom Three**  
12'8 x 6'9 (3.86m x 2.06m)

**Bedroom Four**  
10'8 x 6'10 (3.25m x 2.08m)

**Bedroom Five**  
10'5 x 7'2 (3.18m x 2.18m)

**Bathroom**

**Garage**  
12'2 x 7'2 (3.71m x 2.18m)



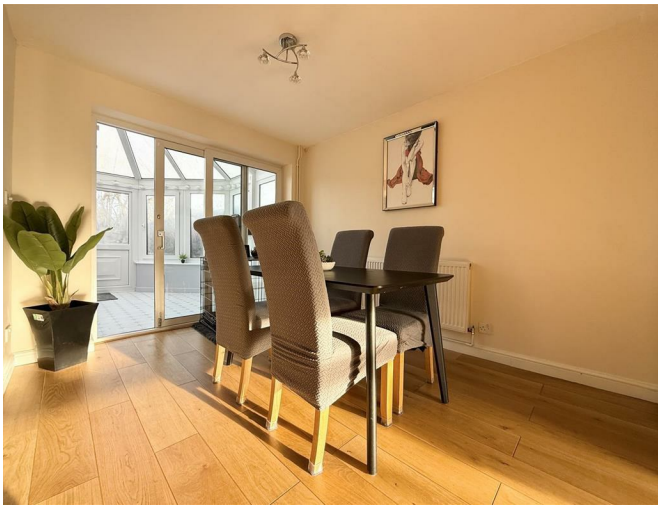


# OVERVIEW

- Spacious Family Home
- Fabulous Location
- Porch & Lounge
- Dining Room & Conservatory
- Fitted Kitchen & Downstairs Cloakroom
- Five Bedrooms & Family Bathroom
- Driveway & Garage
- Enclosed Rear Garden
- Viewing Is Advised
- EER - B, Freehold, Tax - C

# 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 a lovely location, this extended family home offers a perfect blend of comfort and style. As you step inside, a welcoming porch provides a convenient space for coats and shoes, setting the tone for the warmth and practicality found throughout the home. The spacious lounge, with its large window to the front, fills the room with natural light and opens seamlessly into the dining room, offering ample space for meals and entertaining. The dining room is a versatile area, ideal for hosting dinner parties or enjoying quiet family dinners. Adjacent to the dining room is the conservatory which provides a bright and airy space, perfect for relaxing or enjoying a morning coffee while taking in the views of the garden.

The fitted kitchen is a true highlight, featuring sleek white units and contrasting black work surfaces that create a modern and stylish look. This well-appointed kitchen is perfect for culinary enthusiasts, offering both functionality and aesthetic appeal. A downstairs cloakroom adds convenience to the layout, ensuring that every need is met. Upstairs, the landing leads to five generously sized bedrooms, each offering a peaceful retreat. The family bathroom serves the bedrooms, providing a serene space to unwind after a long day. Outside, the property boasts a driveway and a garage, offering ample parking and storage. The garden is a true delight, featuring a patio area that is perfect for outdoor dining and relaxation. This home truly offers the perfect balance of comfort, style, and practicality, making it an ideal place to call home for any family.

