

FLOOR PLAN

DIMENSIONS

**Front Living Room**  
11'10 x 11'01 (3.61m x 3.38m)

**Dining Room**  
15'02 x 10'06 (4.62m x 3.20m)

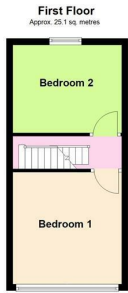
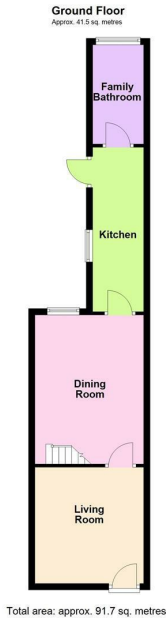
**Kitchen**  
10'08 x 5'02 (3.25m x 1.57m)

**Downstairs Bathroom**

**Bedroom One**  
11'04 x 11'02 (3.45m x 3.40m )

**Bedroom Two**  
10'08 x 8'11 (3.25m x 2.72m)

**Top Floor 3rd Bedroom**  
27'05 x 10'11 (8.36m x 3.33m)



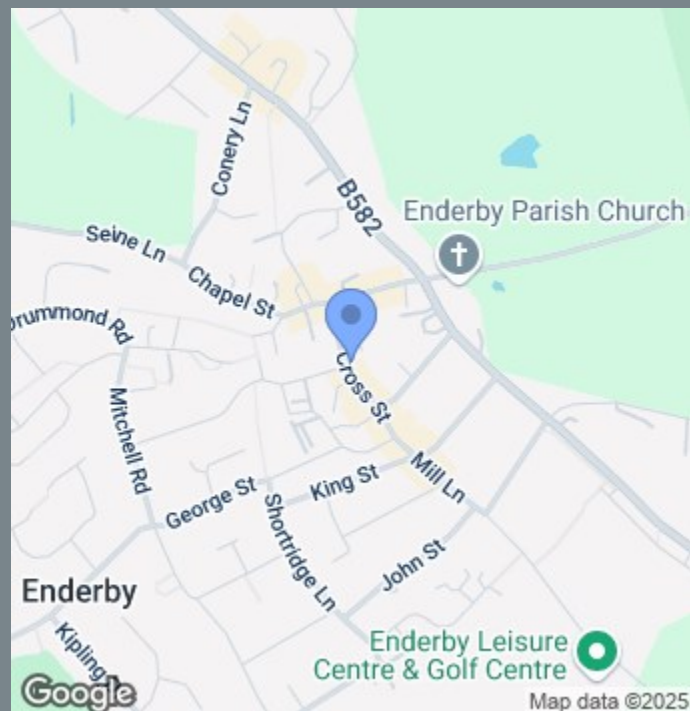


## OVERVIEW

- Three Bedrooms
- Village Location
- Rear Courtyard garden
- Property In Need Of Updating
- Great First Time Buy
- Viewings Highly Advised
- Downstairs Bathroom
- Freehold Property
- EPC Rating -
- Council Tax band - A

## LOCATION LOCATION....

14 Cross Street is located in Enderby, a well-connected and characterful village in southwest Leicestershire. The area combines historic charm with modern convenience, offering a mix of period homes and access to local amenities including shops, cafes, and healthcare services. It benefits from excellent transport links, with quick access to the M1 and M69, as well as a park-and-ride service to Leicester city centre. Families are served by nearby schools such as Enderby Danemill Primary and Brockington College, and leisure options include local parks, a leisure centre, and close proximity to Fosse Shopping Park.



## THE INSIDE STORY

*Packed with potential and brimming with character, this spacious three-bedroom terraced cottage on the sought-after Cross Street in Enderby is the perfect blank canvas for buyers looking to put their own stamp on a home.*

*The ground floor offers a traditional layout with a cosy front lounge, a generous dining room, a fitted kitchen, and a downstairs bathroom. The kitchen leads out to a low-maintenance, courtyard-style rear garden—ideal for relaxing or entertaining in the warmer months.*

*Upstairs, the first floor comprises two well-proportioned double bedrooms, while the top floor features a large third bedroom that spans the width of the property. This versatile space could easily be partitioned into two rooms, a home office, or a studio—offering great flexibility to suit your lifestyle.*

*The current owners have already lifted the carpets, and while the property would benefit from redecoration and re-skimming of the walls, it presents an exciting opportunity for buyers looking to renovate and create a bespoke home in a popular village location.*

*Enderby offers a range of local amenities, excellent transport links, and a friendly community feel—making this a smart investment for first-time buyers, growing families, or landlords.*

*Early viewings are highly recommended to appreciate the space, potential, and charm on offer.*

