

FLOOR PLAN

DIMENSIONS

- Entrance Hall
- Lounge  
15'01 x 12'06 (4.60m x 3.81m)
- Living Room  
15'01 x 13'03 (4.60m x 4.04m)
- Dining Kitchen  
15'01 x 10' (4.60m x 3.05m)
- Cellar  
9'05 x 9'05 (2.87m x 2.87m)
- Landing
- Bedroom One  
15' x 12'05 (4.57m x 3.78m)
- Bedroom Two  
15'04 x 9'02 (4.67m x 2.79m)
- Bedroom Three  
11'03 x 7' max (3.43m x 2.13m max)
- Bathroom  
7'05 x 5'02 (2.26m x 1.57m)
- Car Port  
8'10 x 21'07 (2.69m x 6.58m)
- Outside WC  
3'02 x 5'07 (0.97m x 1.70m)

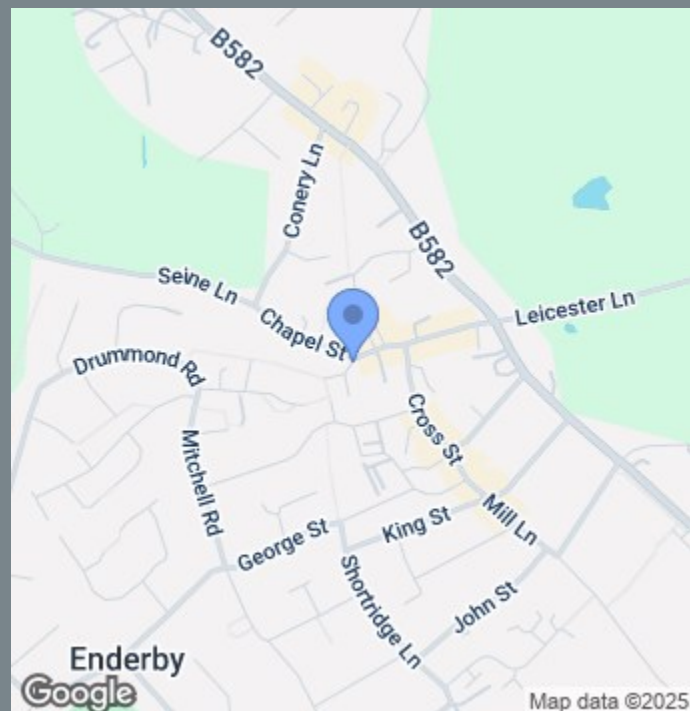


## OVERVIEW

- Double Fronted Cottage In Village Location
- No Upward Chain
- Entrance Hall & Lounge
- Living Room & Dining Kitchen
- Three Bedrooms & Bathroom
- Cellar & Car Port With WC
- Driveway & Garden
- In Need Of Modernisation
- Viewing Is Highly Recommended
- EER - E Freehold, Tax Band -

## LOCATION LOCATION....

Situated within the charming village of Enderby, Gumley Square enjoys a location that beautifully blends a sense of community with excellent local amenities. Enderby is known for its rich heritage and friendly atmosphere, offering a variety of independent shops, welcoming pubs, and cosy cafés along its characterful streets. Residents benefit from well-regarded schools, convenient supermarkets, and leisure facilities, including parks and scenic riverside walks nearby. The village is superbly connected, with easy access to Leicester city centre, Fosse Park shopping, and major transport routes like the M1 and M69, making it ideal for commuters and families seeking a peaceful yet well-linked place to call home.



## THE INSIDE STORY

*Tucked away along a charming lane in the very heart of historic Enderby village, this enchanting double-fronted cottage is brimming with period character, warmth, and an exciting sense of possibility. Steeped in history and waiting to be lovingly modernised, the property surprises with its deceptively spacious layout that unfolds behind the traditional façade. A welcoming entrance hall sets the tone, leading into a cosy lounge where a large front window fills the room with soft natural light—perfect for relaxing with a book or entertaining friends. A separate living room offers a door down to a characterful cellar that invites all sorts of uses, from additional storage to a wine nook or creative workspace. At the heart of the home, the generous dining kitchen has ample room for family gatherings and opens directly onto the garden, inviting the outdoors in and creating a wonderful space for summer meals and morning coffee. Upstairs, a landing leads to three comfortable bedrooms, each with its own outlook and plenty of scope to personalise, as well as a family bathroom that completes the accommodation. Outside, the property continues to impress with a practical driveway providing off-road parking, a quaint car port fitted with a WC and handy storage area, and a small garden ready to be transformed into a colourful retreat. This rare opportunity combines the charm and heritage of a village setting with the potential to create a truly special home tailored to your own style and aspirations.*

