

22a Cross Street, Enderby LE19 4NJ

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NEST EGG
PROPERTIES

FLOOR PLAN

DIMENSIONS

Entrance Porch

Entrance Hall

Lounge / Diner

13'7 x 21'9 max (4.14m x 6.63m max)

Kitchen

9'5 x 10'7 max (2.87m x 3.23m max)

Dining Room

5'8 x 9'7 max (1.73m x 2.92m max)

Utility Room

5'8 x 5'5 (1.73m x 1.65m)

Downstairs WC

Bedroom One

10'7 x 10'4 max (3.23m x 3.15m max)

Bedroom Two

9'6 x 10'4 max (2.90m x 3.15m max))

Bedroom Three

5'4 x 9'2 (1.63m x 2.79m)

Family Bathroom

Detached Garage



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

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FREE PROPERTY VALUATIONS Looking to sell? Need a valuation?

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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 on 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.

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.

1 Wortley Cottages Station Road, Elmesthorpe, LE9 7SG

£325,000

OVERVIEW

- Grade II listed cottage commissioned in 1896
- Beautiful Mature Front & Rear Gardens
- Ample Driveway & Detached Garage
- Open Plan Lounge / Diner
- Downstairs WC & Utility Room
- Three Bedrooms
- Early Viewings Highly Advised
- Council Tax band - B
- EPC Rating - D
- Freehold Property

LOCATION LOCATION....

Elmesthorpe is a charming rural village in Leicestershire, offering a blend of countryside peace and excellent local connections. The area is known for its prestigious detached homes, many commanding premium values, alongside a strong community feel rooted in its farming heritage. Residents benefit from good transport links via nearby Hinckley station and local bus routes, as well as convenient access to schools, healthcare, and everyday amenities in nearby Earl Shilton and Hinckley. With reputable dining spots like Badgers Mount, and easy access to rolling countryside, Elmesthorpe is an attractive location for families and professionals seeking a balance of rural character and modern convenience.



THE INSIDE STORY

Nestegg Properties are delighted to present this charming Grade II listed end cottage, beautifully positioned on a generous corner plot in the heart of the historic village of Elmesthorpe. Full of character and history, the home was originally commissioned in 1896 by the 2nd Earl of Lovelace, grandson of Lord Byron and designed by the renowned architect C.F.A. Voysey to capture the very essence of the quintessential English country cottage.

The property welcomes you through an entrance porch into a central hallway, leading into a spacious open-plan lounge and dining room. The lounge is a real feature of the home, with its rich oak flooring and a stunning log burner that can be enjoyed with both wood and coal—perfect for cosy evenings. The separate kitchen and dining area is equally impressive, offering a practical yet stylish space complete with a high-quality Rangemaster cooker (with 12 months' guarantee) and room for a large family table. A useful utility room and downstairs cloakroom complete the ground floor, ensuring the layout works well for both everyday living and entertaining.

Upstairs, the home continues to impress with two generous double bedrooms, both with fitted wardrobes, a well-proportioned third bedroom and a family bathroom with bath, hand wash basin, and WC. The property has also recently benefitted from a new roof, further enhancing its appeal and ensuring peace of mind for years to come.

Outside, the cottage sits within beautifully maintained mature gardens, offering plenty of space to relax or entertain. With a generous lawned frontage, off-road parking for multiple vehicles, a detached garage and a stunning private rear garden with seating areas, the outdoor setting is as appealing as the interior with the added benefit of a lovely log cabin which has electricity.

Immaculately kept throughout, this property is ideal for a professional couple or family seeking village life in a peaceful yet well-connected location.

