

FLOOR PLAN

DIMENSIONS

Dining Kitchen
15'03 x 12'10 (4.65m x 3.91m)

Sun Room/Play Room
10'07 x 5'11 (3.23m x 1.80m)

Utility & WC
10'07 x 5'07 (3.23m x 1.70m)

Landing

Bedroom
9'11 x 13' (3.02m x 3.96m)

Bedroom
8' x 9'10 (2.44m x 3.00m)

Living Room
8'09 x 12'10 (2.67m x 3.91m)

Bathroom
6'01 x 8'03 (1.85m x 2.51m)

Lounge
15'06 x 11'08 (4.72m x 3.56m)

Bedroom
13' x 11'07 (3.96m x 3.53m)

En Suite Shower Room
5'05 x 2'09 (1.65m x 0.84m)

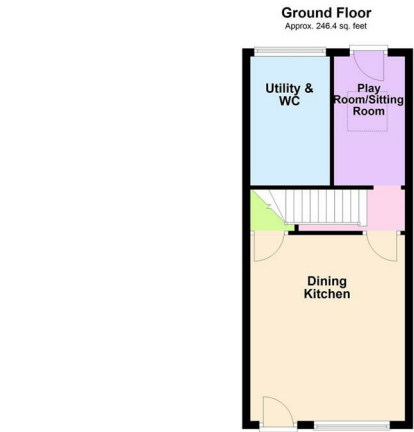
En Suite WC
3'06 x 2'10 (1.07m x 0.86m)

Bar/Restaurant
15'07 x 40'15 (4.75m x 12.19m)

Kitchen
7'01 x 9'02 (2.16m x 2.79m)

WC
5'10 x 6'11 (1.78m x 2.11m)

WC
7'05 x 7'01 (2.26m x 2.16m)



Total area: approx. 950.1 sq. feet



Total area: approx. 953.3 sq. feet

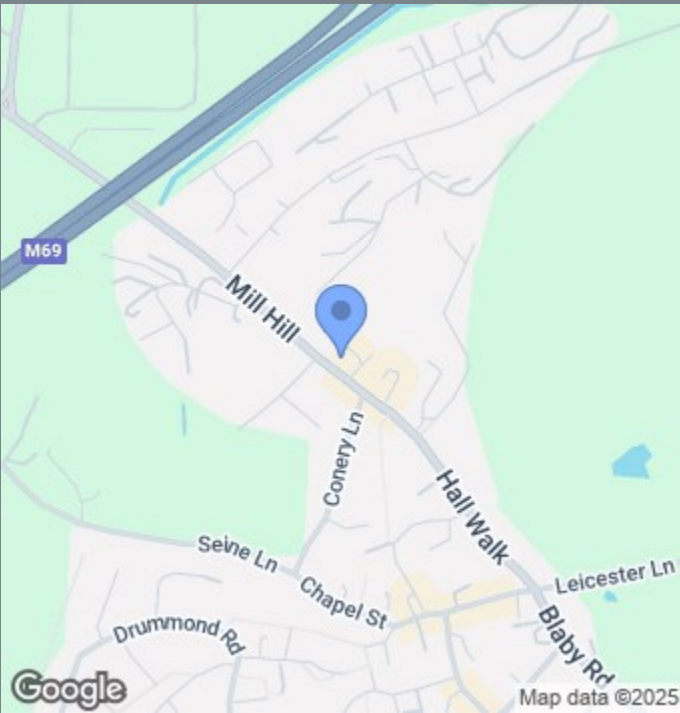


OVERVIEW

- Unique Opportunity
- Spacious House With Business Attached
- Alcohol Licence Included
- Landscaped Garden To House
- Undercover Seating Area & Parking To Bar
- Modern Throughout
- Viewing Is Essential
- Business Can Be Purchased Separately
- EER - C, Freehold
- Tax Band - B

LOCATION LOCATION....

Mill Hill in Enderby offers a wonderful mix of village charm, modern convenience & a welcoming community, making it an appealing place to call home. Enderby's rich history can be seen throughout the area, with roots dating back to the Saxon period and a long tradition of quarrying and framework knitting that shaped the village's character. Families are well served by local schools including Enderby Danemill Primary School and Brockington College, both highly regarded in the area. Green spaces and parks are close by, providing lovely spots for dog walking, playtime or simply enjoying the outdoors, while the nearby River Soar and surrounding countryside offer further opportunities for relaxed weekend strolls. Everyday amenities are easy to reach, with local shops, cafés, pubs and services within the village, and larger retail options such as Fosse Park only a short drive away. Transport links are excellent, with regular bus services into Leicester, convenient access to the M1 and M69 motorways, and Narborough train station offering rail connections for commuters.



THE INSIDE STORY

This truly unique opportunity offers the rare chance to own a beautiful home with an established business attached, perfectly suited for those seeking a lifestyle change, investment, or the convenience of living & working in one inspiring location. The house itself is full of charm, character & modern comfort. The stunning dining kitchen is a real highlight, featuring elegant shaker-style units, a classic Belfast sink & ample space for family dining. A bright & airy sun room extends the living space beautifully. The utility room adds valuable practicality, while a downstairs cloakroom completes the ground floor. Upstairs, the layout flows unusually & delightfully, offering both flexibility & privacy. The landing leads to two well-proportioned bedrooms, followed by a comfortable sitting room which could serve as a snug, study, or guest lounge. A modern bathroom sits alongside this space, creating a self-contained feel ideal for multi-generational living or guests. The upper floor continues into the main lounge, a warm and inviting room perfect for unwinding at the end of the day. The impressive primary bedroom features its own en suite shower room & a separate WC, offering a luxurious & private retreat. Outside, the landscaped rear garden provides a tranquil escape, with attractive planting & plenty of space to entertain or simply enjoy the outdoors. The attached bar/restaurant presents an incredible business opportunity. It includes an open seating area, welcoming bar space, lobby, fully equipped kitchen, ladies' & gents' WCs, an undercover outdoor seating area perfect for all-weather use & a generous car park for customers. This property also comes with an alcohol licence, making it ready for immediate trading. The business element can be purchased separately—please contact us for further information. This is a rare and exciting chance to combine home, lifestyle & income in one exceptional package.

