

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)



**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  
Telephone: 0116286 9700 • Email: sales@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at [www.nestegg-properties.co.uk/](http://www.nestegg-properties.co.uk/)  
**FREE PROPERTY VALUATIONS** Looking to sell? Need a valuation?  
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home.  
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 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.  
Measurements are for guidance only and potential buyers are advised to recheck measurements.  
**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.

12-14 Mill Hill, Enderby, LE19 4AL  
£450,000

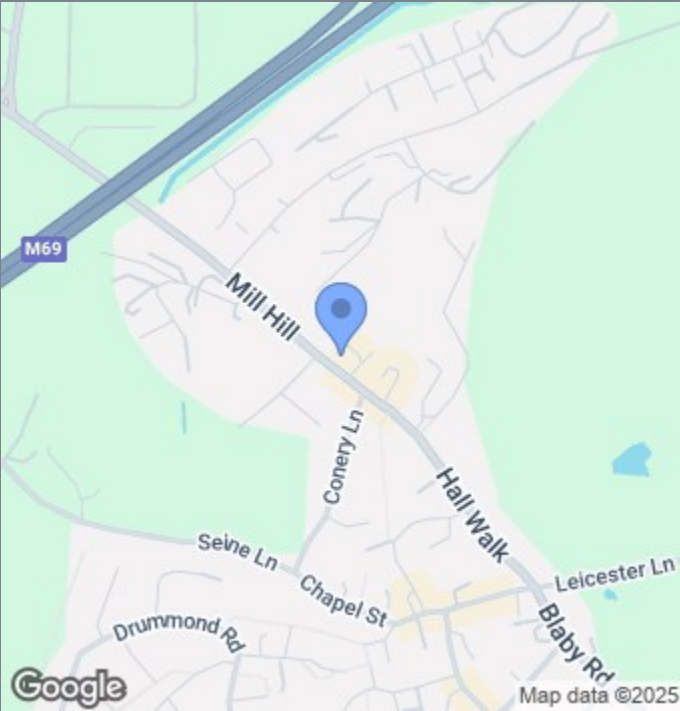


# OVERVIEW

- 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.*

