22a Cross Street, Enderby LE19 4NJ
Telephone: 0116 286 9700 • Email: sales@nestegg-properties.co.uk
www.nestegg-properties.co.uk

NESTEGG PROPERTIES

FLOOR PLAN

DIMENSIONS

Living Room

Kitchen/Breakfast Room
13'5 x 7'3 (4.09m x 2.21m)

Conservatory
12'10 x 12'10 (3.91m x 3.91m)

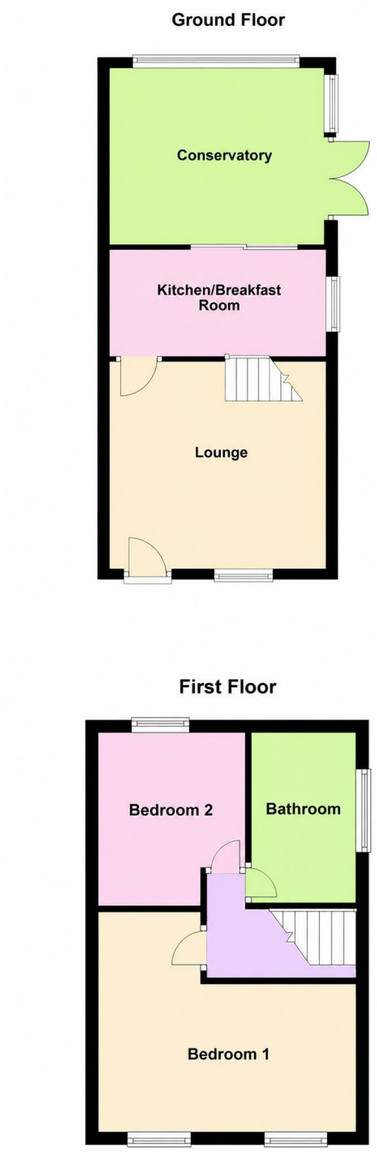
Landing

Bedroom One
13'1 x 11'2 (3.99m x 3.40m)

Bedroom Two
7'7 x 6'3 (2.31m x 1.91m)

Bathroom
7'7 x 6'7 (2.31m x 2.01m)

Garden Room
18'4 x 12'2 (5.59m x 3.71m)





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/
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.
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.

28 Townsend Road, Enderby, LE19 4PG

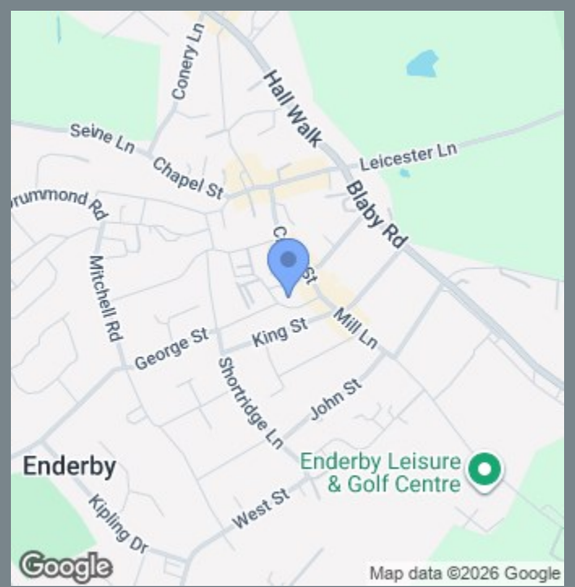
Offers Over £240,000

OVERVIEW

- Stunning Character 2 Bed Cottage
- Heart Of Village Location
- Parking For Two Cars
- Lovely Garden Room
- Beautiful Rear Garden
- Perfect First Time Buy
- Stunning Log Burner
- EPC Rating -D
- Freehold Property
- Council Tax Band - A

LOCATION LOCATION....

Townsend Road is situated in the heart of Enderby, a popular village on the south-west edge of Leicester within the Blaby district. The area is well regarded for its friendly community feel, convenient local amenities and excellent transport links, with easy access to the M1, M69 and Fosse Shopping Park. Enderby offers a good mix of everyday conveniences including supermarkets, cafés, pubs, schools and leisure facilities, while nearby Narborough train station provides direct rail connections into Leicester and Birmingham. Townsend Road itself combines character properties and modern homes, creating an attractive residential setting that appeals to families, first-time buyers and professionals alike. The area is also known for reputable local schools such as Brockington College and Enderby Danemill Primary School, along with nearby green spaces and walking routes, making it a practical yet pleasant place to live.











THE INSIDE STORY

*Nestled in the heart of the ever-popular village of Enderby, *Herb Cottage* is a beautifully renovated two-bedroom character home that perfectly blends modern living with charming original features. This stunning cottage has been thoughtfully updated throughout, including a new roof and boiler installed in 2020, while still retaining its cosy and character-filled appeal with exposed beams, plantation shutters and an impressive inglenook fireplace complete with a multi-fuel log burner. To the front, the property benefits from off-road parking for two vehicles and an attractive pebbled driveway. Inside, the welcoming lounge offers a warm and inviting atmosphere, flowing through to a stylish contemporary gloss kitchen with integrated appliances and breakfast bar seating. The spacious conservatory, currently used as both a dining and seating area, enjoys views over the garden and provides additional versatile living space filled with natural light. Upstairs, there are two well-presented bedrooms, both featuring charming beamed ceilings, alongside a traditional-style family bathroom. Externally, the east-facing cottage garden has been beautifully landscaped with patio seating areas, mature planting, cobbled pathways and a wonderful sense of privacy, creating the perfect outdoor retreat. To the rear of the garden sits an insulated garden room with power and lighting, offering a highly versatile space ideal for use as a home office, snug, studio or entertaining area. Located close to excellent local amenities, reputable schools and convenient transport links, this exceptional home offers character, style and practicality in equal measure and must be viewed to be fully appreciated.*







