

FLOOR PLAN

DIMENSIONS

Kitchen
13'9 x 6'4 (4.19m x 1.93m)

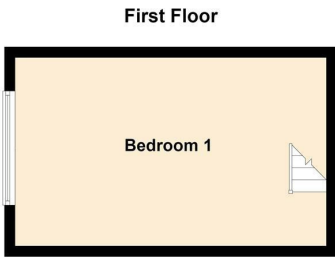
Lounge
15'11 x 12'4 (4.85m x 3.76m)

Sitting/Dining Room
14'10 x 9' (4.52m x 2.74m)

Bedroom Two
10'3 x 9'5 (3.12m x 2.87m)

Shower Room
5'10 x 6'3 (1.78m x 1.91m)

Bedroom One
11'4 x 19'3 (3.45m x 5.87m)

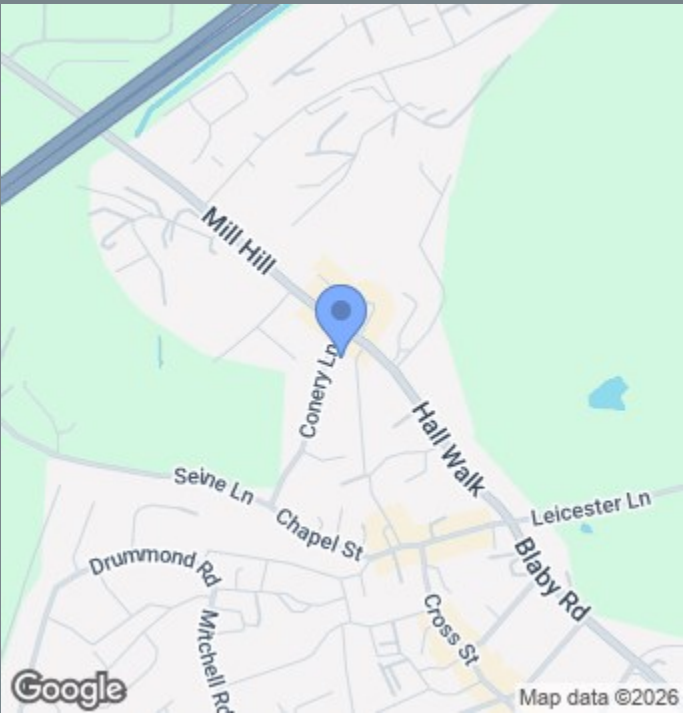


OVERVIEW

- Beautiful, Extended Bungalow
- Fabulous Village Location
- Fitted Kitchen & Spacious Lounge
- Sitting/Dining Room
- Two Bedrooms
- Modern Shower Room
- Driveway & Detached Garage
- Walled, Mature Garden
- Viewing Is Essential
- EER - tbc, Freehold, Tax - C

LOCATION LOCATION....

Conery Lane enjoys a lovely position within the popular village of Enderby, with village life & everyday conveniences all close at hand. The centre of Enderby is within easy reach, offering a Co-op, convenience stores, independent shops, caf  s, pubs, takeaways & useful services, while Fosse Park is only a short drive away for a fantastic choice of shopping, dining & leisure. Families are well catered for with Enderby Danemill Primary School & Brockington College both nearby, while the village has a strong community feel with local clubs, sports teams & activities. There are plenty of opportunities to enjoy the outdoors too, with recreation grounds, children's play areas & pleasant walking routes around the village and into the surrounding countryside, while Everards Meadows provides a lovely destination for walking, cycling & relaxing by the water. Commuters are particularly well placed, with Narborough railway station within easy reach, regular bus services towards Leicester & Fosse Park, the handy Enderby Park & Ride and excellent road links to the A563, M1 & M69. With village amenities, schooling, green spaces & fantastic transport connections all close by, Conery Lane offers a wonderfully convenient place to call home.



THE INSIDE STORY

Beautifully presented & full of charm this lovely bungalow enjoys a wonderful village setting & offers surprisingly spacious accommodation with flexible living areas & a pretty walled garden. Step inside to a welcoming kitchen fitted with a range of wooden wall & base cabinets complemented by work surfaces providing plenty of storage & preparation space for everyday cooking. The spacious lounge is a comfortable room with a window to the front bringing in plenty of natural light while a feature fireplace creates a cosy focal point. There is ample space for generous seating making this an inviting room for relaxing at the end of the day or enjoying time with family & friends. An inner lobby leads through to a versatile second sitting room which provides another lovely reception space. Currently enjoyed as a comfortable place to relax it could easily become a dedicated dining room with plenty of space for a table & chairs if preferred. Patio doors open directly onto the garden allowing you to enjoy the outlook & creating an easy flow outside during the warmer months. Bedroom two is conveniently positioned on the ground floor & benefits from fitted wardrobes while the modern shower room completes the downstairs accommodation. Stairs rise to bedroom one which creates a wonderfully private retreat away from the main living areas. This generous room also benefits from fitted wardrobes providing excellent storage while leaving plenty of space for additional bedroom furniture. Outside a driveway provides off road parking & leads to the detached garage. To the rear is a delightful walled garden offering a lovely sense of privacy with a patio perfect for outdoor dining a lawn & colourful planted borders. Whether enjoying a morning coffee pottering amongst the flowers or entertaining on a summer evening this is a charming outdoor space to enjoy.

