

FLOOR PLAN

DIMENSIONS

Porch
2' x 5'02 (0.61m x 1.57m)

Lounge
11'11 x 13'08 (3.63m x 4.17m)

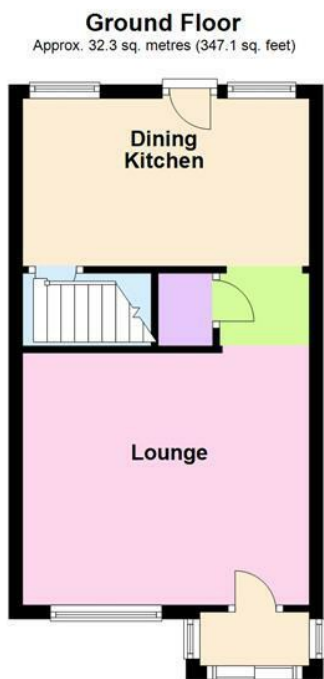
Dining Kitchen
8'09 x 13'08 (2.67m x 4.17m)

Landing

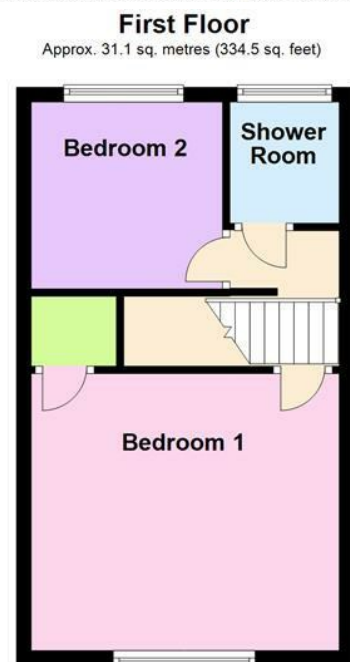
Bedroom One
12' x 13'09 (3.66m x 4.19m)

Bedroom Two
8'09 x 8'04 (2.67m x 2.54m)

Shower Room
5'03 x 4'10 (1.60m x 1.47m)



Total area: approx. 63.3 sq. metres (681.6 sq. feet)



3 Brook Street, Enderby, Leicester, LE19 4ND

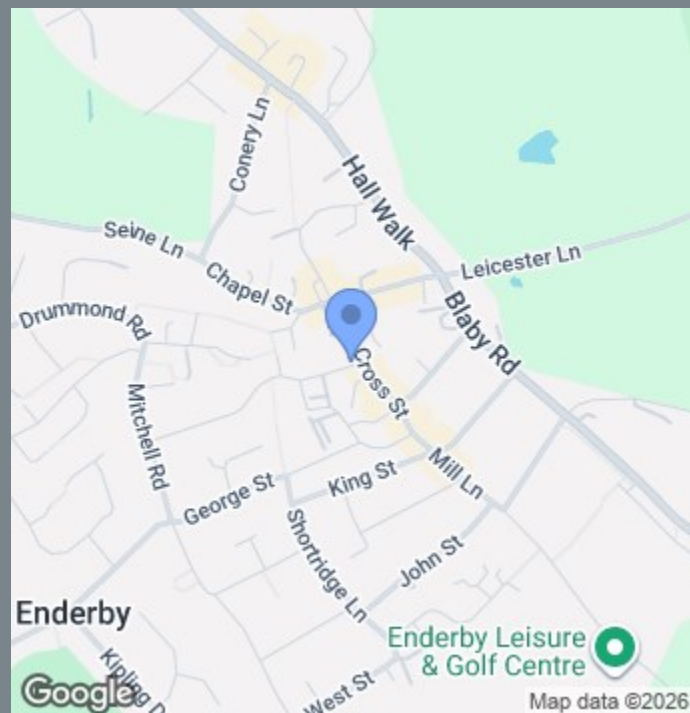
Asking Price £185,000

OVERVIEW

- Beautiful Cottage In Sought After Village Location
- No Onward Chain
- Porch & Lounge
- Dining Kitchen
- Two Bedrms
- Shower Room
- Low Maintenance Garden
- Viewing Is A Must
- EER Rating - E, Freehold
- Council Tax Band -A

LOCATION LOCATION....

Enderby offers a delightful blend of historical charm and modern convenience. Nestled in the picturesque English countryside, this quaint village boasts a rich heritage evident in its historic buildings, including the renowned parish church of St. John the Baptist. Residents enjoy a range of amenities, from local shops and restaurants to scenic walking trails and parks. With excellent transportation links and access to quality education, Enderby provides a tranquil yet well-connected lifestyle, making it a sought-after destination for those seeking the perfect balance between rural serenity and urban accessibility.



THE INSIDE STORY

Nestled in the picturesque surroundings of Enderby Village, this lovely cottage has the added benefit of no onward chain, presenting a hassle-free opportunity to make it your own. Beginning in the porch which is great addition and has room for coats and shoes. The heart of this cottage is undoubtedly the cosy lounge featuring a charming fireplace, perfect for unwinding on chilly evenings or hosting intimate gatherings, this space exudes a sense of comfort and relaxation. The well-appointed dining kitchen provides a delightful space for culinary adventures and casual dining alike. With ample cabinetry and modern amenities, it caters to the needs of everyday living with style and functionality. This cottage offers two inviting bedrooms, each providing a peaceful sanctuary for rest and rejuvenation. Whether used as sleeping quarters, a home office, or a hobby room, these versatile spaces can be tailored to suit your lifestyle. Completing the accommodation is a convenient shower room, offering modern fixtures and a refreshing ambiance. Designed for efficiency and comfort, it caters to the needs of contemporary living. Outside, a low maintenance garden awaits, providing a serene outdoor retreat without the hassle of extensive upkeep making it ideal for enjoying al fresco dining.

