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

Porch

Lounge
11'1 x 11 (3.38m x 3.35m)

Dining Room
8'1 x 11 (2.46m x 3.35m)

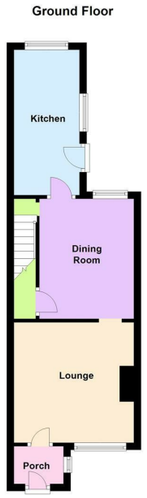
Breakfast Kitchen
13'5 x 6' (4.09m x 1.83m)

Landing

Bedroom One
11'1x10 (3.38mx3.05m)

Bathroom
10' x 5' (3.05m x 1.52m)

Bedroom Two
14' x 10' (4.27m x 3.05m)







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.

43 Mill Lane, Enderby, Leicestershire, LE19 4NW

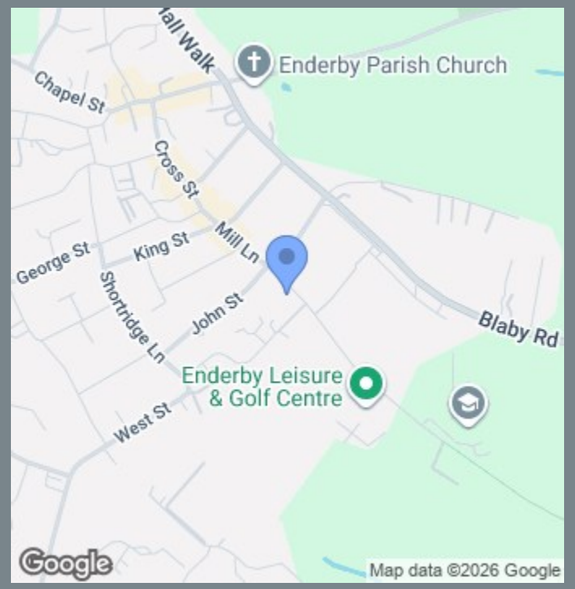
£220,000

OVERVIEW

- Truly Stunning Home
- Great Village Location With Open Views To Front
- Porch & Beautiful Lounge
- Modern Breakfast Kitchen
- Dining Room
- Two Bedrooms & Bathroom
- Driveway To Front
- Good Sized, Landscaped Garden
- Viewing Is Essential
- EER - E, Freehold, Tax - A

LOCATION LOCATION....

Mill Lane enjoys a wonderful position within the heart of the popular village of Enderby, offering a lovely combination of village charm, excellent amenities & a welcoming community atmosphere. The village centre is conveniently close by, with a Co-op supermarket, independent shops, cafés, traditional public houses, a library & everyday essentials. Families are particularly well catered for with Danemill Primary School situated on Mill Lane itself, together with nearby Brockington College. For those who enjoy an active lifestyle, Enderby Leisure & Golf Centre offers swimming, fitness facilities & golf, whilst King George V Playing Fields, also on Mill Lane, provides lovely green open space, a children's play area, tennis courts & bowling facilities. The beautiful Everards Meadows is also within easy reach, offering scenic walking & cycling routes, whilst Fosse Park & Meridian Leisure Park provide a fantastic selection of shopping, dining & entertainment. Enderby enjoys a thriving community spirit with local clubs, sporting activities & village events throughout the year. Commuters will appreciate excellent access to the M1/M69 motorway networks, A563, nearby Narborough railway station & regular bus services, making Mill Lane a wonderful location for families, professionals & anyone looking to enjoy village life with everything close at hand.











THE INSIDE STORY

Beautifully improved by the current owners, this stunning two bedroom home offers a wonderful combination of character, charm & stylish interiors, all positioned in a lovely village location! With a warm & welcoming feel throughout, this gorgeous property is ready for its new owners to move straight in & enjoy. Stepping inside, the entrance porch provides that all-important space for coats & shoes before leading into the lovely lounge, where a window to the front allows natural light to fill the room, whilst an open fire creates a charming focal point for cosy evenings curled up on the sofa. Beautiful flooring flows through into the dining room, creating a lovely sense of continuity between the two spaces. With a window overlooking the rear garden & room for a table & chairs, this is the perfect setting for everything from everyday meals to entertaining friends. The fabulous breakfast kitchen is a real treat, fitted with gorgeous grey shaker style cabinets, a traditional Belfast sink & solid wood worktops, bringing warmth & character to the room. A breakfast bar provides the ideal spot for morning coffees or informal dining, whilst dual aspect windows fill the space with natural light. Stairs lead to the first floor, where bedroom one offers a beautifully decorated & peaceful retreat at the end of a busy day, whilst the bathroom is fitted with a white three piece suite, creating a fresh & inviting space. A further staircase leads to bedroom two, a lovely room tucked away at the top of the house, with a skylight window allowing natural light to pour in, making it ideal for a guest bedroom, home office or a cosy hideaway. Outside, a driveway to the front provides handy off road parking, whilst the delightful rear garden offers somewhere to enjoy every sunny moment. With a patio perfect for alfresco dining, a lawn & a further patio tucked away at the bottom of the garden, there are plenty of places to relax, entertain or simply enjoy a little peace & quiet.







