

22a Cross Street, Enderby LE19 4NJ

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**NEST EGG**  
PROPERTIES

## FLOOR PLAN

### DIMENSIONS

#### Lounge

10'10 x 15'1 (3.30m x 4.60m)

#### Dining Room

9'3 x 14'7 (2.82m x 4.45m)

#### Kitchen

13'5 x 9'1 (4.09m x 2.77m)

#### Bedroom One

10'11 x 12'4 (3.33m x 3.76m)

#### Bedroom Two

14'5 x 8'7 (4.39m x 2.62m)

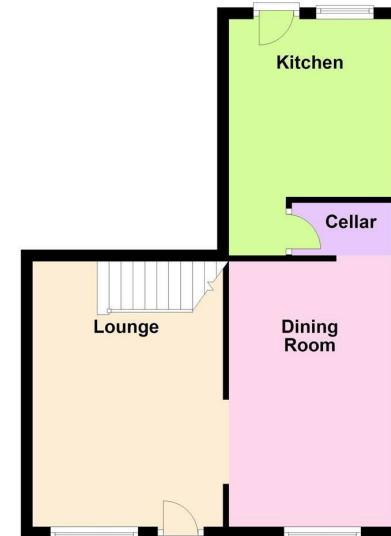
#### Bathroom

12'11 x 9'2 (3.94m x 2.79m)

#### Cellar

10'02 x 8'04 (3.10m x 2.54m)

#### Ground Floor



#### First Floor



**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

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**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.

The Old Sweet Shop, 6 Gumley Square, Enderby, LE19 4NR

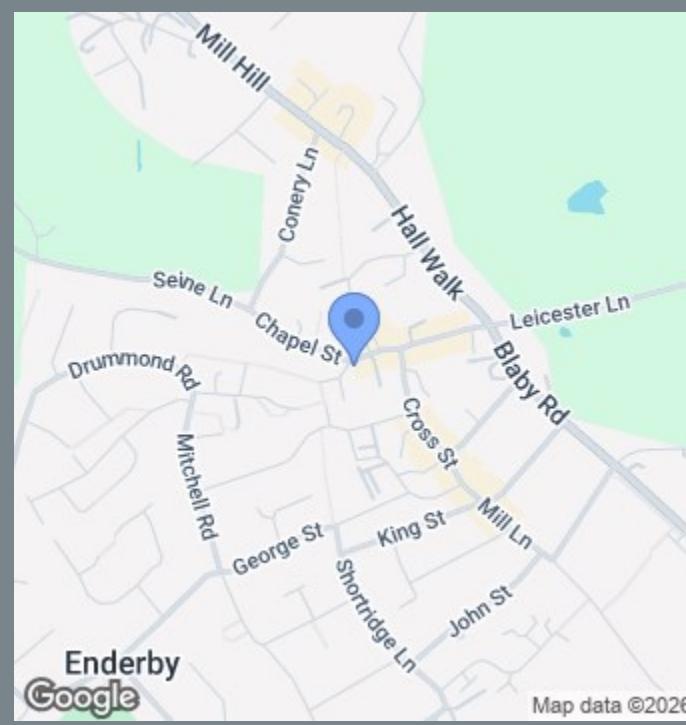
Offers In Excess Of £230,000

# OVERVIEW

- Cottage Dating Back To The 17th Century
- Stunning Throughout
- Fabulous Village Location
- Original Features
- Lounge & Dining Room
- Kitchen & Cellar
- Two Bedrooms & Beautiful Bathroom
- Enclosed Garden
- Viewing Is Advised
- EER - D, Freehold,, Tax - B

## LOCATION LOCATION....

Gumley Square is situated within the popular village of Enderby, a well-regarded residential area known for its strong community atmosphere and excellent local amenities. The village offers a good range of shops, supermarkets, cafés and everyday services, with larger retail and leisure facilities available nearby at Fosse Park and Meridian Leisure Park. Families are well served by reputable primary schools within Enderby and secondary schooling in the surrounding area. Residents can enjoy nearby parks, green spaces and countryside walks, providing ideal opportunities for outdoor activities and relaxation. Gumley Square is particularly well positioned for commuters, offering convenient access to the M1 and M69 motorway networks, the A563 ring road, and regular public transport links into Leicester and surrounding towns. Combining village charm with superb connectivity, Enderby remains a highly desirable place to live.



## THE INSIDE STORY

*Dating back to the late 17th century, The Old Sweet Shop is a truly enchanting cottage steeped in character & charm, nestled within a desirable village setting. Lovingly improved by the current owner, the home beautifully balances original period features with thoughtful modern touches. Stepping inside, the lounge immediately showcases the cottage's heritage, with stunning limestone flooring that flows seamlessly through to the dining room, exposed beamed ceilings & a welcoming log burning stove that creates a warm & cosy focal point. This inviting space is perfect for quiet evenings by the fire or gatherings with family & friends. The adjoining dining room offers ample space for a table & chairs, making it ideal for entertaining or hosting celebrations. A charming feature fireplace enhances the room's character. The cottage-style kitchen is beautifully appointed with classic shaker-style units, work surfaces & traditional detailing that perfectly complements the age of the property. With space for freestanding appliances & thoughtful storage solutions, it is both practical & full of rustic charm – a delightful setting for preparing meals while enjoying views of the garden. A further feature of the home is the cellar, offering excellent additional space which can be utilised to suit your own needs, whether for storage, a hobby area or potential workspace. Upstairs, the landing leads to two well-proportioned bedrooms, each brimming with character & offering flexible use as restful sleeping accommodation, a guest room or even a charming home office. The bathroom is simply stunning, finished with elegant marble flooring & featuring a striking claw-foot roll-top freestanding bath, perfect for indulgent relaxation. A separate walk-in shower, along with quality fittings, completes this luxurious space. Outside, the garden provides a peaceful retreat with scope for further landscaping, entertaining areas or growing spaces – a wonderful extension of the cottage lifestyle*

