

FLOOR PLAN

DIMENSIONS

Lounge
11' 5" x 11' 4" (3.35m 1.52m x 3.35m 1.22m)

Dining Kitchen
11' 5" max x 10' 5" (3.35m 1.52m max x 3.05m 1.52m)

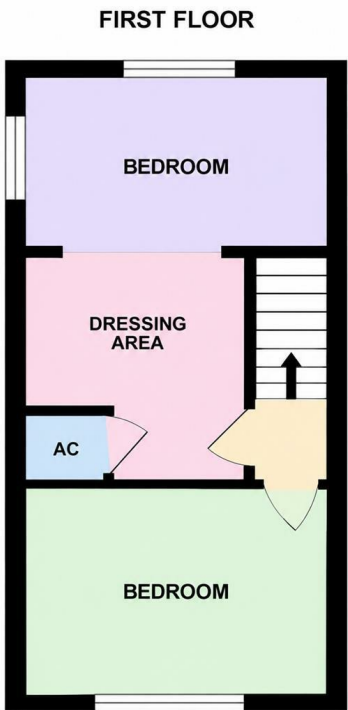
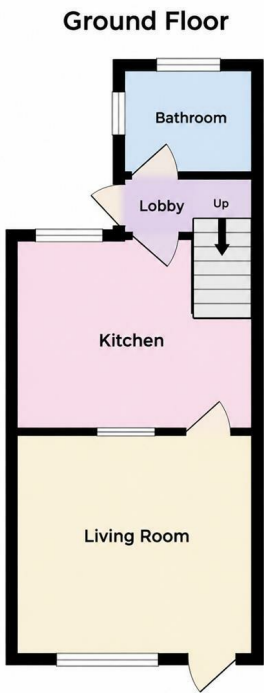
Lobby

Downstairs Bathroom
6' 4" x 6' 5" (1.83m 1.22m x 1.83m 1.52m)

Bedroom One
11' 8" into recess x 11' 7" (3.35m 2.44m into recess x 3.35m 2.13m)

Dressing Area
10'7 x 8'7 (3.23m x 2.62m)

Bedroom Two
8' 7" x 10' 5" (2.44m 2.13m x 3.05m 1.52m)

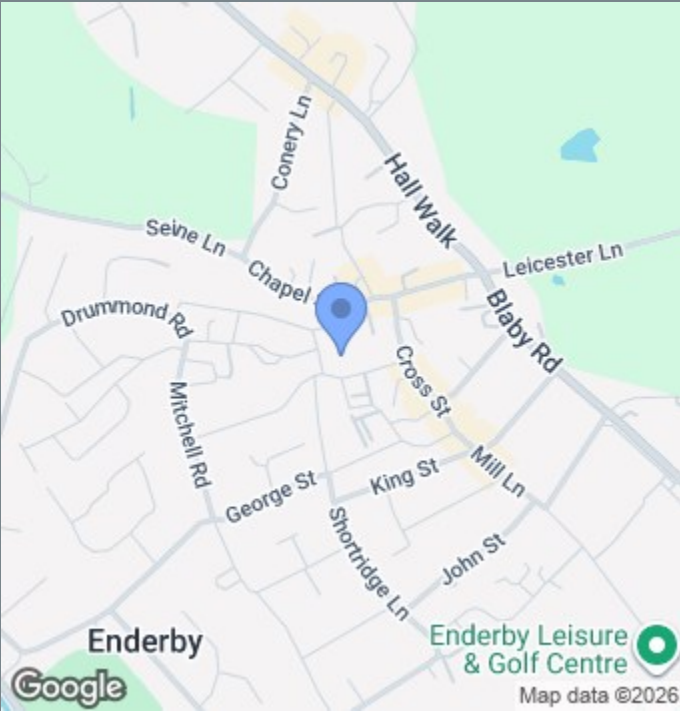


OVERVIEW

- Stunning Cottage
- Great Village Location
- Lounge With Log Burning Stove
- Modern Dining Kitchen
- Downstairs Bathroom
- Two Double Bedrooms
- Dressing Area To Primary
- Front & Rear Garden
- Viewing Is Recommended
- EER - D, Tax - A, Freehold

LOCATION LOCATION....

Townsend Road enjoys a convenient position close to the heart of Enderby, a popular village with a welcoming community feel & an excellent range of amenities. The village centre offers local shops, a Co-op, cafés, pubs, eateries & useful everyday services, while Fosse Park West is just a short drive away for a much wider choice of shopping & dining. Families are well catered for with Enderby Danemill Primary School & Brockington College both nearby, along with a community library & leisure facilities. For outdoor time, King George V Playing Fields offers open green space & sports facilities, with several other recreation grounds & play areas dotted around the village. Enderby is particularly well connected, with easy access to the M1, M69 & surrounding road network, regular bus services towards Leicester & nearby Narborough railway station providing links to Leicester, Hinckley, Nuneaton & Birmingham. Combining village life with excellent amenities & commuter links, it is a lovely location for families, professionals & anyone wanting plenty close at hand.



THE INSIDE STORY

Full of warmth & character this beautiful cottage enjoys a fabulous village location & offers a lovely combination of cosy cottage charm with stylish modern touches. Step inside to the inviting lounge where a log burning stove creates a wonderful focal point & adds to the cosy feel of the room making it the perfect place to curl up on the sofa during the colder evenings. The dining kitchen has a fresh modern finish with a range of wall & base units complemented by contrasting work surfaces providing plenty of storage & preparation space. A table with stools creates a relaxed spot for dining whether enjoying breakfast before the day begins or sitting down together for an evening meal. A useful lobby leads through to the sleek & modern downstairs bathroom which has been smartly finished to create a stylish space. Upstairs the landing gives access to two generous double bedrooms offering excellent proportions for a cottage of this style. Bedroom one is particularly appealing with its own dressing area providing valuable additional space for wardrobes storage & getting ready while keeping the main sleeping area feeling calm & uncluttered. Bedroom two is another lovely double with plenty of room for bedroom furniture or could provide a beautiful guest room if preferred. Outside the cottage has gardens to both the front & rear. The front garden is laid to lawn creating an attractive approach to the home while the rear provides a lovely outdoor space to enjoy. A covered area immediately outside the back door offers a practical sheltered spot throughout the year alongside a useful log store keeping everything close to hand for the stove. A charming village home that would be equally suited to first time buyers downsizers or anyone dreaming of cottage living.

