22a Cross Street, Enderby LE19 4NJ
Telephone: 0116 286 9700 • Email: sales@nestegg-properties.co.uk
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NESTEGG PROPERTIES

FLOOR PLAN

DIMENSIONS

Entrance Hall

Living Room
27'9 x 24'8 max (8.46m x 7.52m max)

Dining Area

Kitchen
13'11 x 12'7 (4.24m x 3.84m)

Utility Room
7' x 12'7 (2.13m x 3.84m)

Garden Room
21'6 x 19'7 (6.55m x 5.97m)

WC
3' x 5'11 (0.91m x 1.80m)

Bedroom One
15'2 x 13'10 (4.62m x 4.22m)

En Suite Bathroom
15'2 x 12'6 (4.62m x 3.81m)

Shower Room
5'10 x 6' (1.78m x 1.83m)

Bedroom Two
12'3 x 13'10 (3.73m x 4.22m)

Bedroom Three
10'4 x 13'5 (3.15m x 4.09m)

En Suite
6'11 x 5'10 (2.11m x 1.78m)

Bedroom Four/Office
8'8 x 8'6 (2.64m x 2.59m)

Bathroom
7' x 12'7 (2.13m x 3.84m)





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.

2 Gayton Heights, Enderby, LE19 4AX

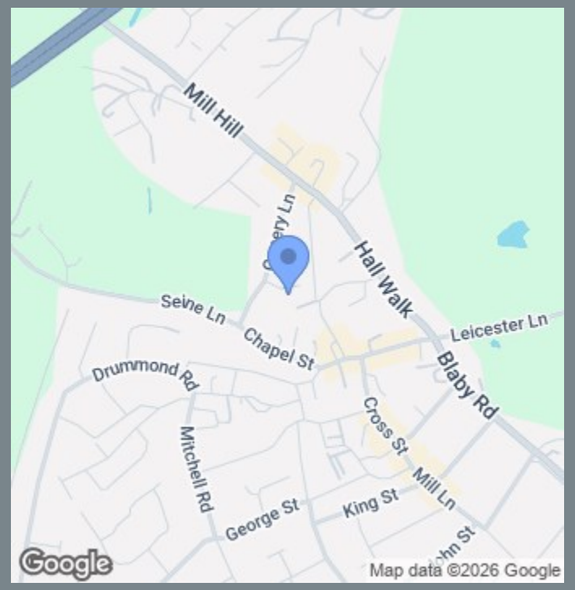
£600,000

OVERVIEW

- Fabulous Unique Bungalow
- Private Cul De Sac Location
- Generous Garden
- Hallway, Living Room & Dining Area
- Kitchen, Utility & Garden Room
- Four Bedrooms, Two With En Suite
- Bathroom & Additional WC
- Driveway & Triple Garage
- Viewing Is Highly Advised
- EER - tbc, Freehold, Tax -

LOCATION LOCATION....

Gayton Heights enjoys a lovely position within Enderby, a popular & well-connected village offering a fantastic balance of community life, everyday convenience & easy access to the surrounding countryside. The village has a great selection of amenities, including a Co-op, convenience stores, independent shops, cafés, pubs & takeaways, while nearby Fosse Park provides an excellent choice of shopping, restaurants & leisure. Families are well catered for with Enderby Danemill Primary School and Brockington College nearby, along with local clubs & community activities. For leisure & fresh air, residents can enjoy Enderby Leisure & Golf Centre, local recreation grounds, children's play areas & countryside walks, with Everards Meadows also within easy reach for walking, cycling & relaxing by the canal. Commuters are particularly well placed, with Narborough railway station nearby, regular bus services and excellent road links to Leicester city centre, the A563, M1 & M69, as well as the handy Enderby Park & Ride. With its friendly village atmosphere, excellent amenities, green spaces & superb transport connections, Gayton Heights offers a wonderfully convenient setting for family life.











THE INSIDE STORY

Occupying a private cul-de-sac setting this unique detached bungalow offers an abundance of space & wonderfully versatile accommodation with plenty of potential for a new owner to make it their own. Offered with no onward chain it is a home that really needs to be seen to appreciate its size & individual layout. The hallway leads into a spacious living room with patio doors opening onto the garden & steps rising to a dedicated dining area creating a sociable space for everyday living & entertaining. The breakfast kitchen offers ample cabinetry & workspace with plenty of room for a table & chairs making it a welcoming spot for morning coffee casual meals & family catch-ups. A separate utility room provides further practical space. The impressive garden room is a fabulous addition & a wonderfully versatile space. Generous in size with an abundance of glazing allowing natural light to pour in & French doors opening directly onto the garden. Beautiful wooden flooring adds warmth while decorative coving & a ceiling rose bring character. Perfect as an additional sitting room entertaining space or somewhere to simply relax & enjoy the garden outlook. There are four bedrooms offering excellent flexibility with one equally suited to a home office or hobby room. Bedroom one enjoys a truly individual en suite with a shower & WC plus steps leading up to a sunken Jacuzzi bath with French doors opening onto the garden creating a wonderfully indulgent retreat. Bedroom three also benefits from its own en suite while a family bathroom & separate cloakroom complete the accommodation. Outside the property continues to impress with a driveway & triple garage providing excellent parking & storage. The substantial wrap-around garden is well established with mature planting & plenty of space to create different seating areas for relaxing & entertaining. A rare & exciting opportunity offering space versatility & huge potential in a wonderfully private setting.







