

**FOR SALE**

£235,000 Freehold

# 8 Cross Street, Enderby, Leicester. LE19 4NJ

- Beautifully Presented Mid Terrace Property
- Great Location In The Heart Of Enderby Village
- Two Reception Room, Modern Kitchen & Bathroom
- Landing, Three Bedrooms, Ensuite Bathroom To Primary Suite
- Low Maintenance Enclosed Rear Garden
- Gas Fired Central Heating System & Double Glazing
- Early Viewing Essential To Appreciate The Size, Style And Layout Of This Lovely Home
- EPC Rating C & Council Tax Band A

## PROPERTY DESCRIPTION

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A beautifully presented and lovingly restored home, in the heart of Enderby village centre. Early viewing comes highly recommended to appreciate the layout, style and size of this wonderful three bedroom period home, perfect for a first time buy or professional purchase. Walking into the property you are greeted by the first reception room which is currently used as the dining space, with bespoke built in cabinetry either side of the chimney breast. Following through to the 2nd reception room, you have a useful under stairs store with stairs up the the first floor, window over looking the garden and access to the kitchen. The modern light and airy kitchen is fitted with a range of wall and base high gloss units, oven/hob built in fridge freezer, window to the side & side door given access to the garden. The fully tiled family bathroom with with three piece suite and window to the rear completes the ground floor. Upstairs on the first floor there is the landing giving access to two bedrooms, the front being a good sized double and the rear being used as a walk in wardrobe. Up the stairs again you are welcomed into the primary suite, tastefully decorated with built in storage and access to the ensuite with shower & freestanding bath. The property further benefits from gas fired central heating system and double glazing. Externally to the front is a small stone courtyard and to the rear a low maintenance space with patio and gravel display perfect for alfresco dining, fence surround and gate to access.

## ROOM DESCRIPTIONS

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**Reception Room**

11' 3" x 10' 10" (3.43m x 3.30m)

**Reception Room**

11' 8" x 10' 7" (3.56m x 3.23m)

**Kitchen**

14' 3" max x 5' 10" max (4.34m x 1.78m)

**Bathroom**

6' 4" x 5' 5" (1.93m x 1.65m)

**Landing****Bedroom**

11' 4" max x 11' 0" max (3.45m x 3.35m)

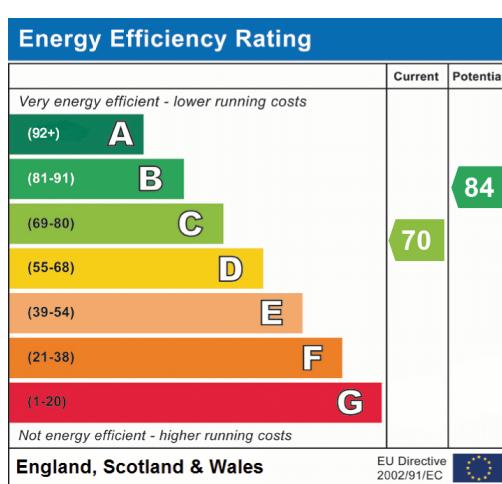
**Bedroom**

10' 9" max x 8' 7" max (3.28m x 2.62m)

**Bedroom**

11' 0" max x 16' 9" max (3.35m x 5.11m)

**Ensuite****External****Front Courtyard****Rear Garden**



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