

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)

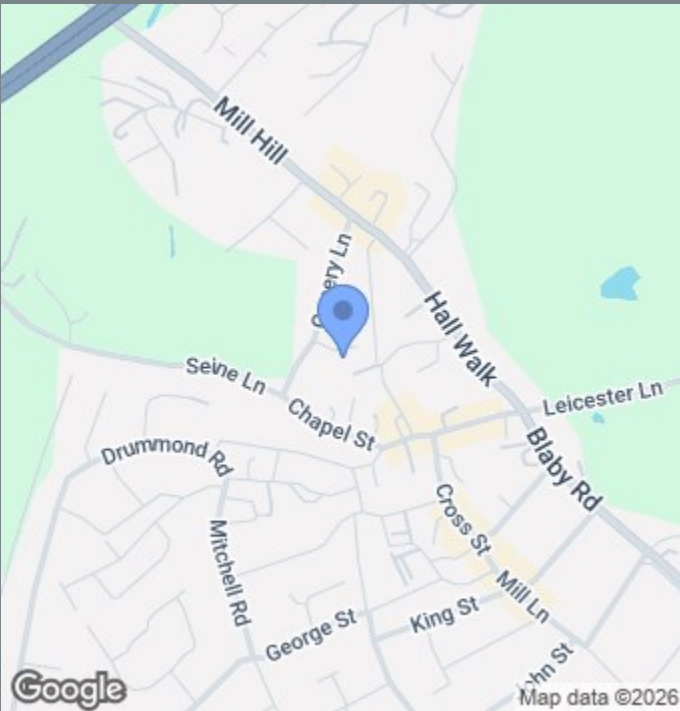


OVERVIEW

- 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.

