



Cooks Walk, Glenfield, LE3





£375,000



## Key Features

- Two Bedrooms
- Detached Bungalow
- Larger Than Normal Secluded Plot
- Amazing Potential For Extension
- Boarded Storage Space in Loft With Ladder
- Modern Fitted Kitchen Diner
- EPC rating E
- Freehold







Set in a tucked-away position with sweeping gardens to the front, side, and rear, this two-bedroom detached bungalow offers privacy, space, and fantastic potential to extend (STPP). Located within walking distance of local schools and amenities, the property boasts a larger than normal frontage with off-road parking for multiple vehicles and a single garage. Internally, the flexible layout includes an entrance porch and hall, lounge, modern kitchen diner, shower room, and two bedrooms. There is also access to a boarded loft with further potential to convert (STPP). The gardens are a standout feature, mainly laid to lawn and not directly overlooked. Early viewing is highly recommended.

### Welcome to your new home

Upon entering the home, you are welcomed into an entrance porch, perfectly suited for storing coats and shoes. A door leads through to the comfortable lounge, featuring a window to the front elevation. From here, there is access to the second bedroom as well as the full-width kitchen diner, a standout feature of the property.

The kitchen has been refurbished and is now fitted with a modern range of wall and base units, including soft-close drawers, an inset sink and drainer with a boiling water tap, built-in oven, hob with extractor hood, and an integrated fridge freezer. The space allows for a family-sized dining area, while French doors open directly onto the rear garden, making it ideal for both everyday living and entertaining.

Also accessed from the kitchen is the contemporary bathroom, fitted with a modern three-piece suite.

An inner hallway from the porch leads to the main bedroom, which benefits from built-in storage and access to a boarded loft space via a drop-down ladder.

### Outside

To the front, the property benefits from a gated

driveway, providing off-street parking and access to the integral garage. The bungalow is set within sweeping lawns to the front, side, and rear. Mature trees and well-established shrubbery offer a high degree of privacy and seclusion, enhancing the peaceful, tucked-away feel of the garden and outdoor areas.

### Location

Nestled on the north-western edge of Leicester, Glenfield is a popular and well-established village that offers the perfect balance between suburban comfort and easy access to city amenities. With a strong sense of community, excellent transport links, and a wide range of local services, Glenfield continues to attract families, professionals, and retirees alike.

The area boasts a number of highly regarded primary and secondary schools, making it a desirable location for families. There are plenty of local shops, pubs, cafés, and everyday conveniences, including a large supermarket and medical facilities.

Commuters will appreciate Glenfield's excellent connectivity, with easy access to the M1, A46, and Leicester city centre, just a 10-minute drive away. Public transport is reliable, with regular bus services into Leicester and surrounding areas.

For leisure and recreation, residents can enjoy nearby county parks, scenic walks, and local sports clubs.

### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Blaby District Council - Tax Band D. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

### Viewing Arrangements

Viewings are strictly by appointment only.

### Need Independent Mortgage Advice?

We are pleased to introduce the Mortgage Advice Bureau, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages,







including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

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### Agents Note

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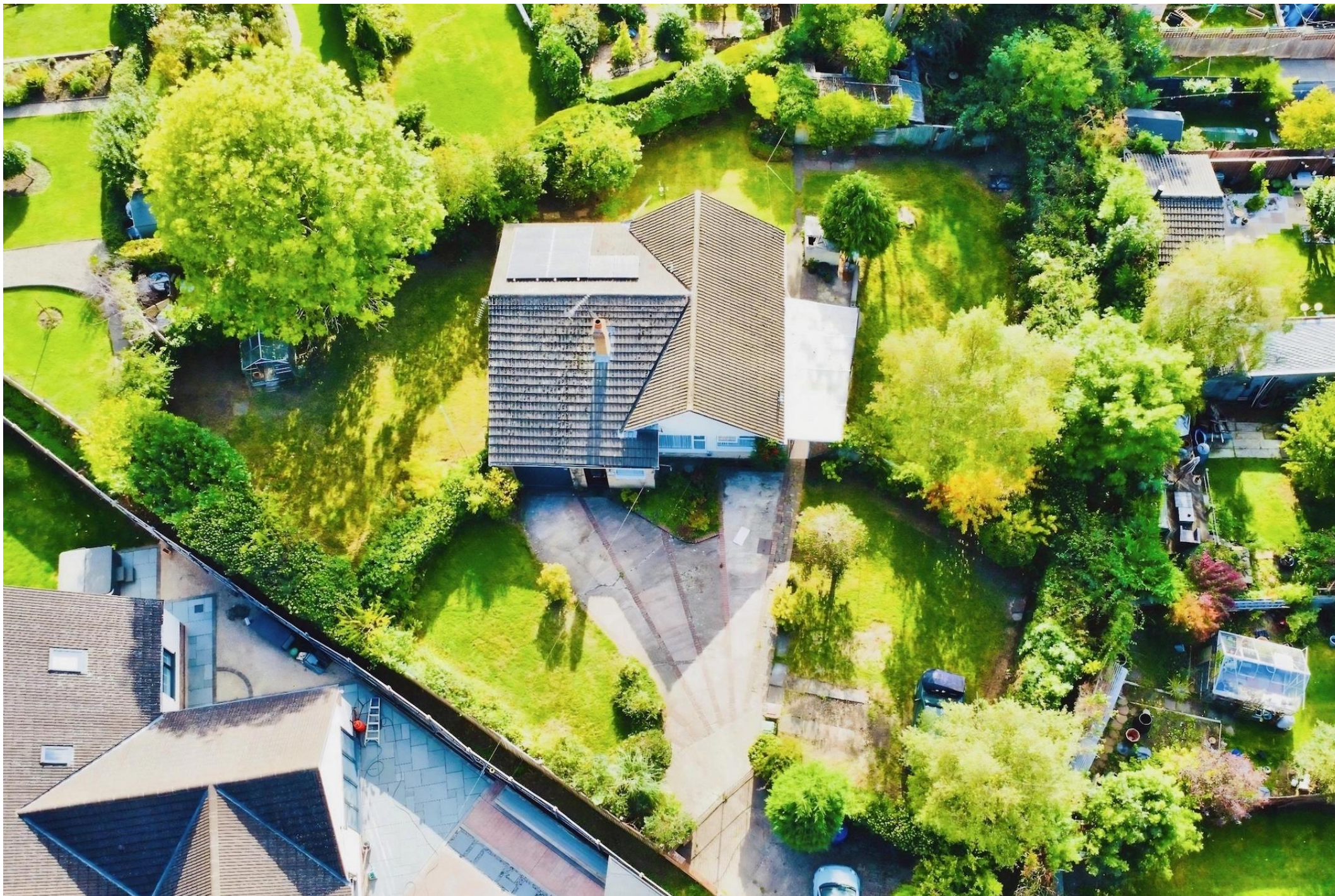
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

## Free Property Valuations

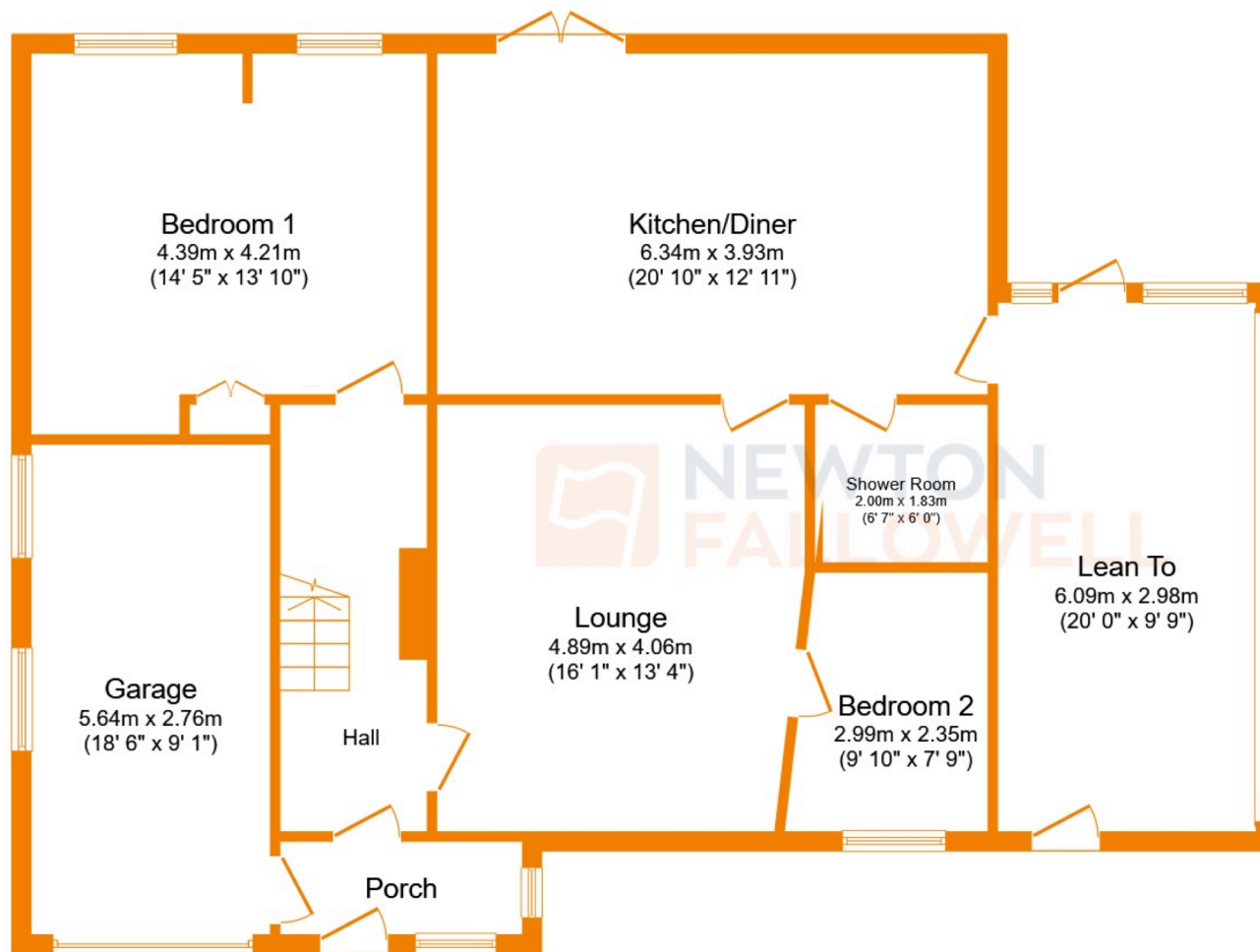
If you have a house to sell then we would love to provide you with a free no obligation valuation.



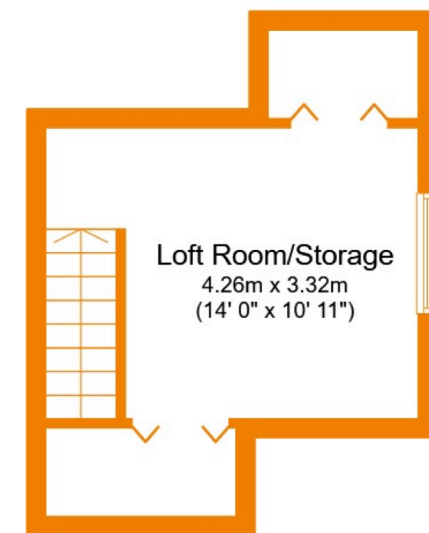








Ground Floor



First Floor



