

HARWOOD

THE ESTATE AGENT

01952 881010

6 Len Murray Close, Leegomery TF1 6AX



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Constructed in 2021, this delightful two-bedroom bungalow is tucked away in a quiet cul-de-sac, just a short walk from a range of local amenities. The property is smartly presented throughout and offers comfortable, well-planned accommodation ideally suited to those seeking single-level living. At the heart of the home is a generous open-plan kitchen, dining, and living space, filled with natural light thanks to double doors that open out onto the rear garden. The kitchen area is well equipped with a good range of storage and workspace, creating a practical and sociable layout perfect for modern living. There are two well-proportioned double bedrooms, both tastefully decorated, along with a stylish and spacious shower room finished to a high standard. Outside, the property benefits from driveway parking to the side and a manageable rear garden with a patio and lawn area — ideal for relaxing or enjoying a spot of outdoor dining during the warmer months. The location offers excellent connectivity to the major road network, providing convenient access to nearby towns and local facilities while maintaining a peaceful residential setting. We understand that a planning application has been submitted for a single detached bungalow on land situated to the side of the property. Buyers are advised to make own enquiries via the Local Planning Authority's website for full details

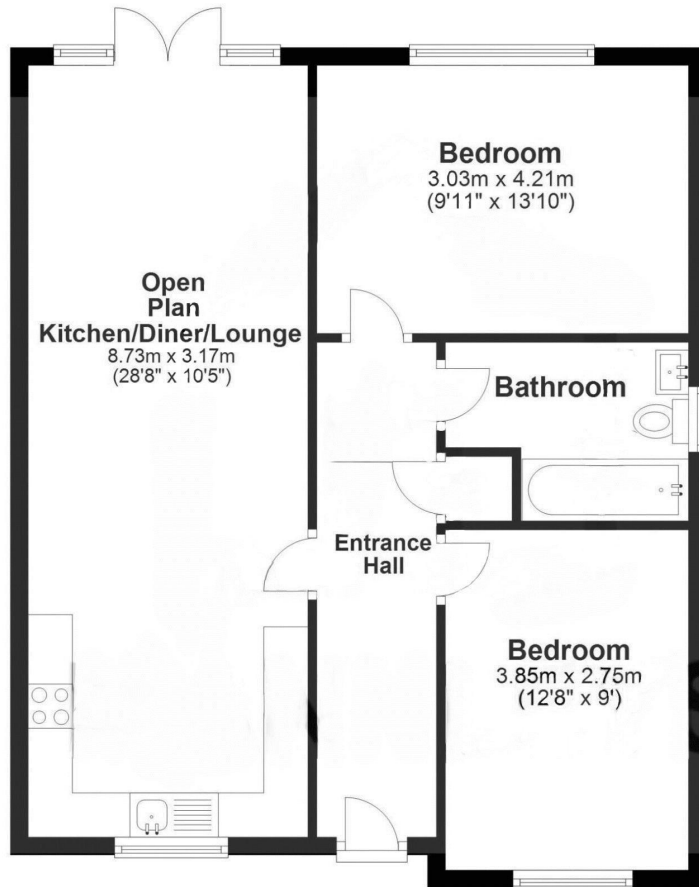
Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Ground Floor

Approx. 66.2 sq. metres (713.0 sq. feet)



Total area: approx. 66.2 sq. metres (713.0 sq. feet)

Tenure Freehold **Council tax** Band C

Fixtures & Fittings Where specifically mentioned in these sales particulars are included in the sale price.

N.B Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared : 30th October 2025