CARLTON ESTATES

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> SALES & LETTINGS

30 Balmoral Road, Leicester, LE9 7HB

£219,950

Situated in a popular location, this outstanding bungalow has been meticulously upgraded and refurbished by the current owners to create a beautifully presented home ready to move into.

The accommodation is thoughtfully arranged across one level and begins with a welcoming entrance hall. At its heart is a refitted open-plan living and dining kitchen, offering a comfortable setting for everyday life and entertaining. There are also two double bedrooms and a well-appointed bathroom.

Outside, a covered side lobby provides useful additional space and is currently used as a utility area and log store. The property also benefits from a garage, driveway parking and a generous rear garden.

Combining modern accommodation with the convenience of single-storey living, this impressive bungalow is highly recommended for viewing.

Entrance

Open Plan Living / Dining Kitchen
Undoubtedly the heart of the home, this generously sized room brings together space for cooking, dining and relaxing. The living area features a large front-facing window and a log-burning stove, creating a welcoming focal point.

A further window brings light into the kitchen, which has been refitted with a quality range of wall and base units with work surfaces over. Fittings include an electric oven, gas hob with extractor hood above, Belfast sink and breakfast bar. A door leads to the covered side lobby.

Bedroom One
With a window to the rear aspect, radiator.

Bedroom Two
Another double bedroom with a window to the rear aspect, radiator.

Shower Room
With a window to the side aspect, fitted with a low level w/c, wash basin with storage under and a shower enclosure. Heated towel rail / radiator.

Side Lobby / Utility Area
A useful addition to the bungalow, the covered side lobby is currently used as a utility area, with space and plumbing for a washing machine and tumble dryer. The current owners also use part of the space for log storage. Doors lead to the rear garden and to the garage, which is boarded and benefits from electricity.

Outside
The generous, well-maintained rear garden features a large raised timber deck, a lawn and mature planted borders. To the front of the property, a driveway provides off-road parking.

Opening Hours
MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm

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(2) These particulars do not constitute part or all of an offer or contract.

(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(4) Potential buyers are advised to recheck the measurements before committing to any expense.

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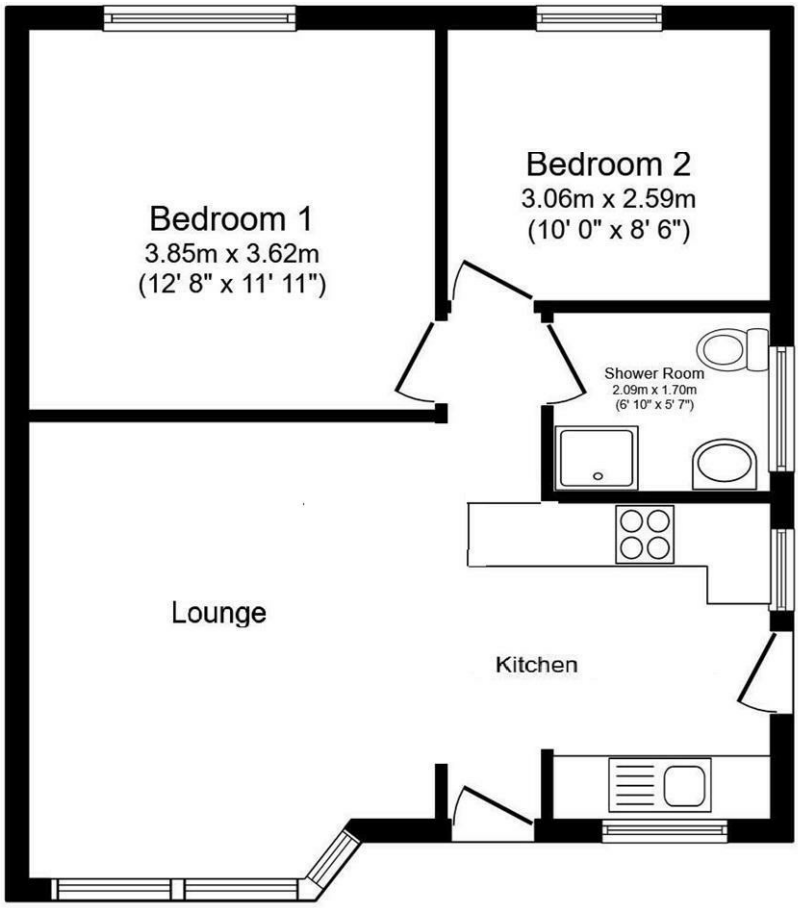

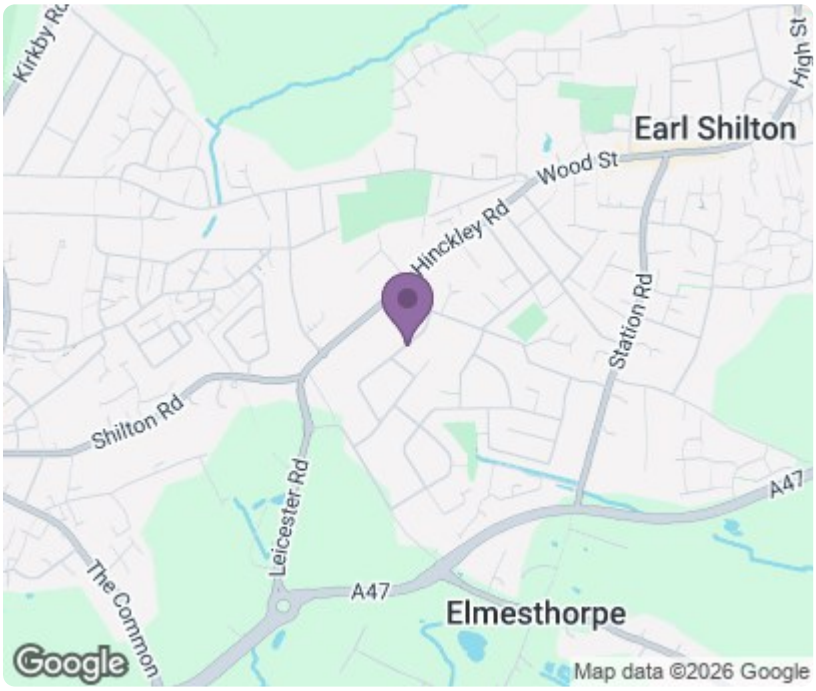

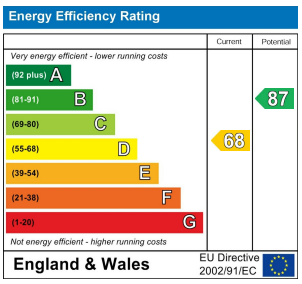

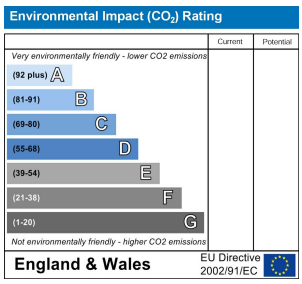

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