

## FLOOR PLAN

**DIMENSIONS**

**Entrance Hall**

**Lounge/Diner**  
15'03 x 10'06 (4.65m x 3.20m)

**Kitchen**  
9'07 x 9'05 (2.92m x 2.87m)

**Bedroom One**  
13'09 x 11'04 (4.19m x 3.45m)

**Bedroom Two**  
10'07 x 8'10 (3.23m x 2.69m)

**Bedroom Three**  
9'00 x 6'05 (2.74m x 1.96m)

**Family Bathroom**  
10'05 x 5'09 (3.18m x 1.75m)

**Single Garage**



**FIXTURES AND FITTINGS** All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.  
**VIEWING** Via our office at 13 Leicester Road, Wigston, Leicester, LE18 1NR  
Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/  
**FREE PROPERTY VALUATIONS** Looking to sell? Need a valuation?  
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home.  
Call us on 0116 2811 300 for free advice.  
**OFFER PROCEDURE** If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.  
**MONEY LAUNDERING** Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.  
These details do not constitute part of an offer or contract.  
**Agents notes- FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY.** Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

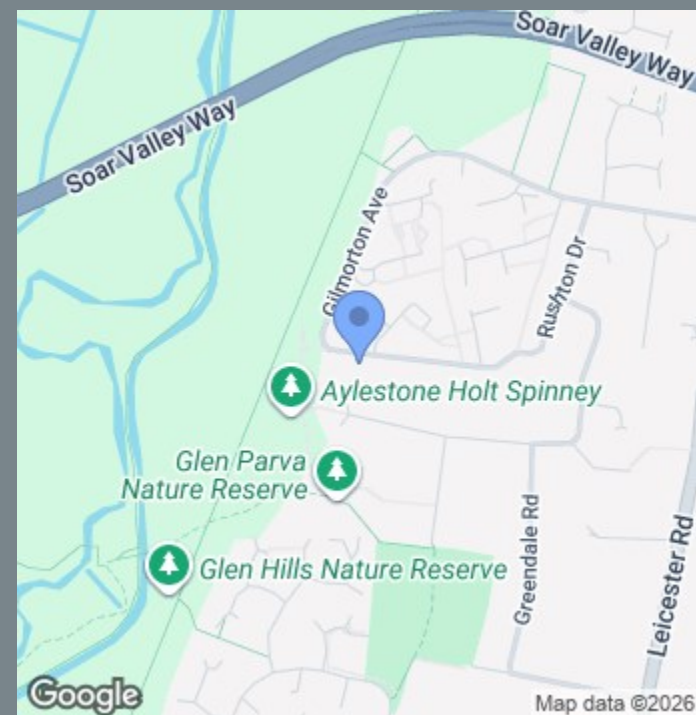
247 Gilmorton Avenue, Glen Parva, LE2 9GZ  
**Offers Over £280,000**

## OVERVIEW

- Three Bedroom Detached Bungalow
- Single Garage & Driveway
- Newly Fitted Modern Bathroom
- Spacious Lounge/Diner
- Great Size Kitchen
- Low Maintenance Rear Garden
- Quiet Location, Great Walks Close By
- Freehold Property
- EPC - D Rating, Freehold, Council Tax Band - C
- Must Be Viewed

## LOCATION LOCATION....

Glen Parva boasts stunning canal and countryside vistas, drawing in dog walkers and horse riders to its scenic footpaths. Within a 10-minute stroll lies the popular Everards Meadow and Fosse Shopping Park, offering convenient leisure and retail options. Education options include the esteemed Glen Hills Primary School, with South Wigston High School in close proximity. Leicester City is easily accessible via direct bus routes, facilitating hassle-free commutes. Plus, quick access to the M69 and M1 ensures efficient travel, while nearby Blaby provides essential amenities and Fosse Park expands shopping possibilities with its diverse range of supermarkets and retail outlets.



## THE INSIDE STORY

Welcome to this charming three-bedroom detached bungalow nestled in a serene neighborhood. As you approach, you are greeted with a well-maintained front garden, complimented by a spacious driveway capable of accommodating 2 to 3 cars comfortably, along with a convenient single garage for additional storage or parking.

Upon entering through the front door, you will find yourself in an inviting entrance hall that leads to the heart of the home. This property boasts three generously sized bedrooms, with the main bedroom featuring an elegant bay window that allows plenty of natural light to flow through. The bathroom is a true oasis, recently renovated to offer modern amenities including a shower, luxurious bath, low level WC, and a sleek wash hand basin, ensuring both style and functionality. The lounge area is perfect for relaxation, offering a cosy ambiance and seamless access to the rear garden through patio doors, allowing for effortless indoor-outdoor living.

The kitchen is equipped with everything you need to whip up culinary delights, providing ample space for meal preparation and storage.

Step outside to discover the private and low-maintenance rear garden, adorned with lovely shrubs, creating a tranquil retreat ideal for entertaining guests or enjoying peaceful moments of solitude.

Don't miss the opportunity to make this wonderful property your new home, offering a perfect blend of comfort, convenience, and modern living. Schedule a viewing today and experience the charm of this delightful abode first hand!

