

FLOOR PLAN

- DIMENSIONS**
- Porch**
- Hallway**
- Breakfast Kitchen**
16'9 x 11'2 (5.11m x 3.40m)
- Lounge Diner**
11'11 x 26'2 (3.63m x 7.98m)
- Conservatory**
9'10 x 16'8 (3.00m x 5.08m)
- Bedroom One**
11'9 x 11'11 (3.58m x 3.63m)
- Bedroom Two**
14'4 x 9'11 (4.37m x 3.02m)
- Bedroom Three**
16'9 x 7'6 (5.11m x 2.29m)
- Bedroom Four**
14'6 x 7'11 (4.42m x 2.41m)
- Shower Room**
8'10 x 6'5 (2.69m x 1.96m)
- Garage**
15'11 x 9'6 (4.85m x 2.90m)



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/
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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.

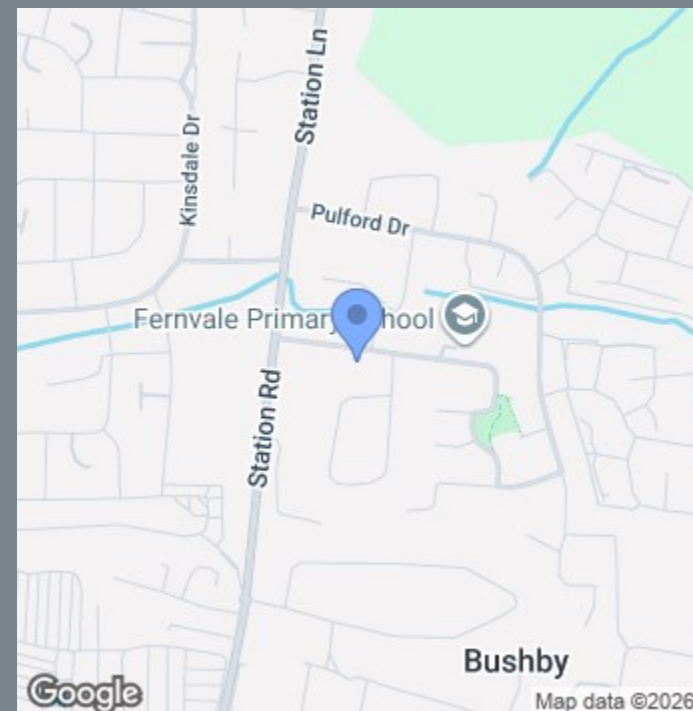
13 Somerby Road, Thurnby, Leicester, LE7 9PR
£425,000

OVERVIEW

- Spacious Detached Bungalow
- Great Location & No Chain
- Porch & Entrance Hall
- Breakfast Kitchen
- Lounge Diner & Conservatory
- Four Bedrooms
- Modern Shower Room
- Driveway, Carport & Garage
- Lovely Rear Garden
- EER - , Freehold, Tax -

LOCATION LOCATION....

Somerby Road enjoys a sought-after position within the highly regarded village of Thurnby, a charming and well-established community on the eastern outskirts of Leicester. Offering the perfect blend of village character and city convenience, Thurnby has long been popular with families and professionals seeking a quieter pace of life while remaining well connected. The village benefits from a range of local amenities, including shops, cafés and everyday services, while nearby Scraptoft, Hamilton and Leicester city centre provide an even wider selection of retail and leisure facilities. Families are particularly well served by reputable local schools, including Thurnby Mead Primary Academy and nearby secondary schooling options. Residents also enjoy easy access to nearby parks, recreational grounds and beautiful countryside walks, with the surrounding rural landscape adding to the area's appeal. For commuters, Thurnby is ideally placed with regular bus services and convenient access to the A47, A563 ring road and Leicester city centre. Combining village charm, strong community spirit and excellent connectivity, Somerby Road enjoys a wonderful setting within one of east Leicester's most desirable locations.



THE INSIDE STORY

Offered to the market with no onward chain, this spacious detached bungalow occupies a wonderful position within a fabulous village location, offering versatile accommodation, generous room proportions & a fantastic opportunity. A useful porch opens into the welcoming hallway, providing access to the well-planned accommodation. The breakfast kitchen is fitted with a range of wooden wall & base cabinets, creating a warm & traditional feel, while a breakfast bar provides the perfect spot for casual dining, morning coffee, or catching up with family. A window to the front aspect allows plenty of natural light to fill the room. The impressive lounge diner is a wonderful space for everyday living & entertaining. The lounge area centres around a charming feature fireplace, creating a cosy focal point, while patio doors open into the conservatory, extending the living accommodation even further. Overlooking the garden, the conservatory offers a peaceful place to relax throughout the seasons, enjoy a good book, or simply take in the garden views. The dining area enjoys its own window overlooking the rear garden, providing the ideal setting for family meals, celebrations, or entertaining guests. The bungalow benefits from four generously sized bedrooms, offering excellent flexibility for visiting family, guest accommodation, hobbies, or workspace if required. The shower room is fitted with a walk-in shower cubicle, providing a practical & accessible space for day-to-day living. Externally, the property is approached via an attractive in-and-out driveway, providing ample off-road parking alongside a car port & garage, ideal for additional storage or secure parking. The rear garden is a delightful outdoor retreat, featuring mature shrubs that provide colour, character & privacy throughout the year. A patio area offers the perfect space for outdoor dining & entertaining, while the summer house creates a charming additional space to enjoy the peaceful surroundings.

