

1a Lutterworth Road Blaby, Leicester, LE9 1RG  
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## Room Sizes

### Entrance Hallway

### Living Area

15'02 x 12'08

### Kitchen

8 x 5

### Utility

7 x 5

### WC

3 x 5

### Bedroom One

13 x 10'05

### Bedroom Two

10'10 x 10'05

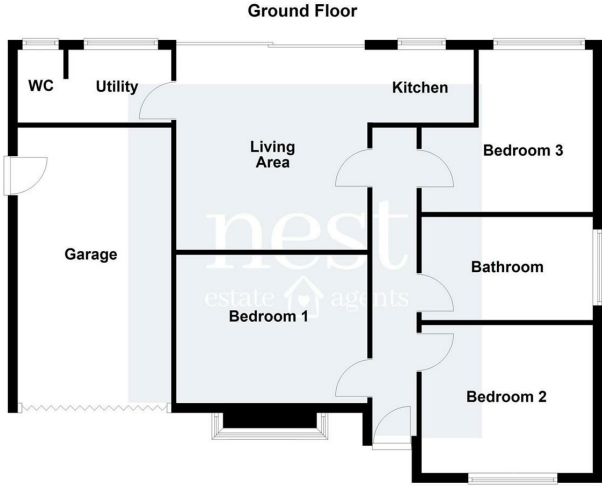
### Bedroom Three

8'08 x 11

### Bathroom

10'10 x 7'03

### 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 1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.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 and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

Gilmorton Avenue, Leicester LE2 9GZ

£475,000

# The Story Begins

- New Build Smart Bungalow
- iPad Upon Entry With Home Controls
- Spacious Living Area
- Fitted Kitchen With Bosch Appliances
- Utility Room With Wash Dryer
- Three Double Sized Bedrooms
- Family Bathroom
- Electric Garage With Car Charger
- Off Road Parking
- Freehold EPC Rating - tbc Council Tax Band - tbc

# Location Is Everything

Glen Parva has some truly breath-taking views along the canal and country footpaths popular for many dog walkers and horse riders. It is a 10 minute walk from the popular Everards Meadow and Fosse Shopping Park. Education wise there is the well regarded Glen Hills Primary School with South Wigston High School only a short distance away. Leicester City is on a direct bus route, public transport runs regularly making it an easy to commute to the Centre. Access to both the M69 and M1 links are nearby as well as local day to day shopping in Blaby and also Fosse Park for a further array of supermarkets and retail stores.



# Inside Story

Located on Gilmorton Avenue in Leicester, this exceptional new build detached bungalow offers a unique blend of modern living and smart technology. As you step inside, you are greeted by an innovative iPad system that allows you to effortlessly control alarms, cameras, underfloor heating, and solar efficiency, ensuring both comfort and security.

The living area is bright and spacious, providing stunning views of the meticulously maintained garden, making it an ideal space for relaxation or entertaining guests. The kitchen features elegant granite worktops and high-quality Bosch appliances, alongside a fridge, freezer, dishwasher, oven, and extractor fan. Adjacent to the kitchen, the practical utility room boasts matching granite worktops and a convenient washer-dryer, with a separate WC for added convenience.

This bungalow comprises three generously sized double bedrooms, offering flexibility to suit your personal needs, whether for family, guests, or a home office. The spacious family bathroom is beautifully designed with a separate shower and bath.

The outdoor space is equally impressive, with a beautifully landscaped garden featuring artificial grass on two distinct levels, providing a low-maintenance yet attractive area for outdoor enjoyment. The garden is fully enclosed, with side access leading to an electric garage that includes a useful car charger, ensuring your vehicle is always ready to go.

Additionally, off-road parking is available at the front of the bungalow, enhancing the convenience of this remarkable property. This smart bungalow is not just a home; it is a lifestyle choice that combines luxury, technology, and practicality in one delightful package.

