

FLOOR PLAN

DIMENSIONS

Entrance Porch

Access to part-boarded Loft, with integral loft-ladder

Entrance Hall

Lounge/Dining Room

26'4" x 13'5" (8.03m x 4.09m)

Conservatory

21'10" x 6'7" (6.68m x 2.01m)

Kitchen Diner

13'5" x 12'0" (4.09m x 3.66m)

Outer Lobby

Entrance/Personnel Door to Garage

Guest WC

Utility Room/Store Room

6'7" x 6'7" (2.01m x 2.01m)

Bedroom One

13'5" x 13'1" (4.09m x 4.01m)

Bedroom Two

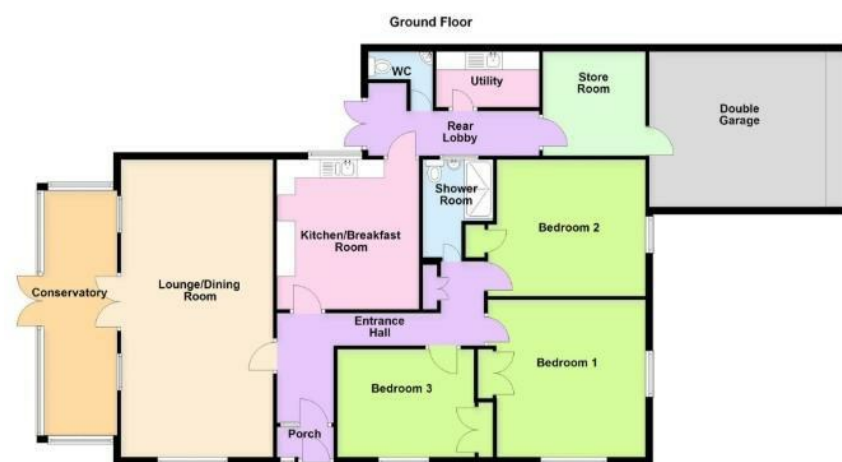
12'11" x 12'0" (3.96m x 3.66m)

Bedroom Three

12'11" x 9'8" (3.96m x 2.97m)

Family Shower Room

8'0" x 5'8" (2.44m x 1.73m)



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 22a Cross Street, Enderby, LE19 4NJ

Telephone: 0116286 9700 • Email: sales@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.

2 Maple Way, Desford, LE9 9GQ

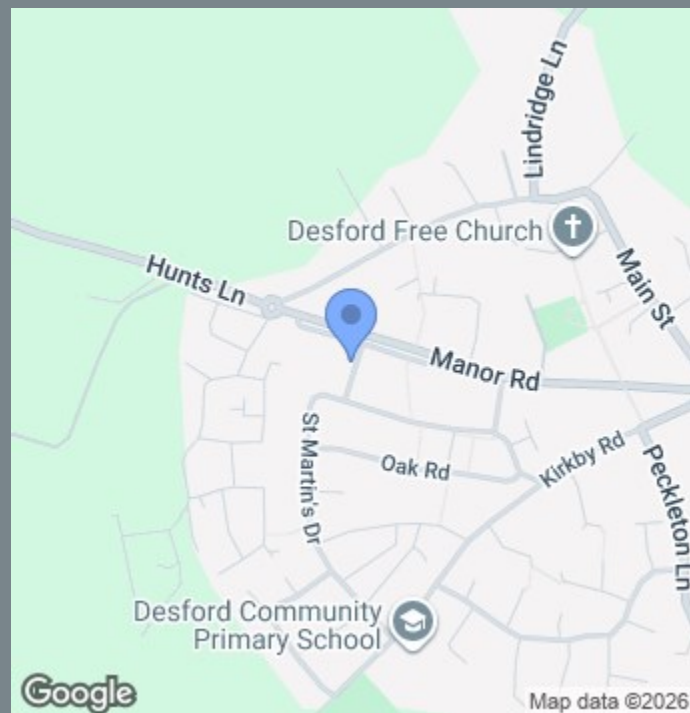
Offers Over £300,000

OVERVIEW

- Three Bedroom Detached Bungalow
- Garage & Ample Driveway
- Spacious Kitchen Diner
- Large Family Size Lounge
- Local Amenities Walking Distance
- Fantastic Size Plot
- No Onward Chain
- EPC Rating - D
- Council Tax band - D
- Freehold Property

LOCATION LOCATION....

Maple Way is a quiet and popular residential area within the sought-after village of Desford, offering a pleasant community atmosphere and convenient access to local amenities. The village provides a range of everyday facilities including shops, pubs, schools, and countryside walks, while also benefiting from excellent transport links to Leicester, Hinckley, and the nearby motorway network. Combining peaceful village living with everyday convenience, Desford remains a highly desirable location for a wide range of buyers.



THE INSIDE STORY

Located within the ever-popular village of Desford, this substantial detached bungalow offers an excellent opportunity to acquire a spacious and versatile home in a peaceful yet well-connected setting. Offered to the market with no onward chain, the property is ideal for those looking to move quickly while still having the chance to personalise and modernise to their own taste.

Internally, the bungalow boasts three well-proportioned double bedrooms, providing flexible accommodation for families, visiting guests, or those working from home. The generous lounge/dining room creates a warm and welcoming living space, perfect for both relaxing evenings and entertaining, while the adjoining kitchen/breakfast room offers plenty of room for everyday family life. Adding further appeal is the bright conservatory, overlooking the garden and providing an additional reception area to enjoy throughout the seasons. The property also benefits from gas central heating and double glazing throughout for year-round comfort and efficiency.

Externally, the home enjoys a generous plot with ample off-road parking leading to a double garage, offering excellent storage, workshop potential, or secure parking. The private gardens surrounding the property provide a wonderful outdoor space for gardening enthusiasts, entertaining, or simply enjoying the peaceful surroundings.

Desford remains one of the area's most desirable villages, offering a strong community feel along with a range of local amenities including shops, pubs, schools, and countryside walks, whilst still being conveniently positioned for access to Leicester, Hinckley, and major road links. Combining spacious accommodation, excellent potential, and a prime village location, this attractive bungalow is a fantastic opportunity not to be missed.

