22a Cross Street, Enderby LE19 4NJ
Telephone: 0116 286 9700 • Email: sales@nestegg-properties.co.uk
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NESTEGG PROPERTIES

FLOOR PLAN

DIMENSIONS

Hallway

Lounge Diner
11'10 x 21'1 (3.61m x 6.43m)

Dining Kitchen
14'10 x 11'7 (4.52m x 3.53m)

Bedroom One
12' x 10'11 (3.66m x 3.33m)

Bedroom Two
11'11 9'10 max (3.63m 3.00m max)

Bathroom
8'4 x 6' (2.54m x 1.83m)

Garage
17'5 x 7'10 (5.31m x 2.39m)

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/
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.

5 Walsingham Crescent, Leicester Forest East, LE3 3GP

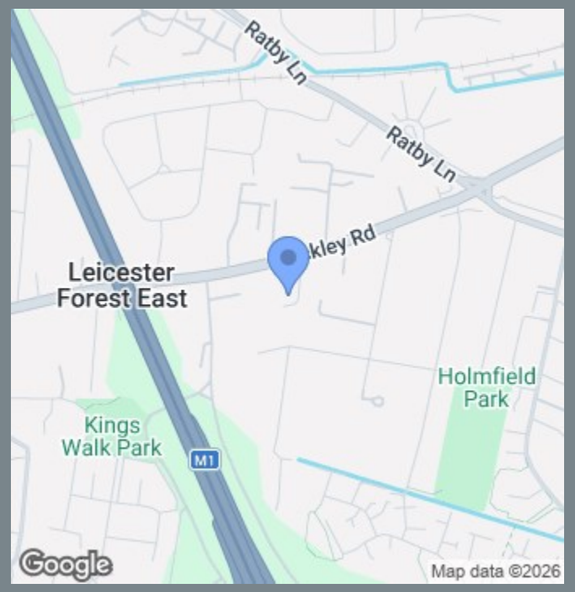
£274,250

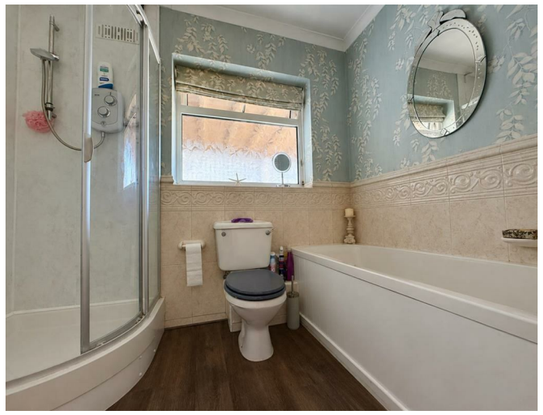
OVERVIEW

- Beautiful Detached Bungalow
- Cul De Sac & Village Location
- No Onward Chain
- Entrance Hallway & Lounge Diner
- Dining Kitchen
- Two Double Bedrooms
- Bathroom
- Driveway, Carport & Garage
- Well Maintained Garden
- EER - D, Freehold, Tax - C

LOCATION LOCATION....

Walsingham Crescent enjoys a lovely position within the popular area of Leicester Forest East, a well-established & welcoming community offering a fantastic balance of everyday convenience, green spaces & excellent transport links. Local amenities are plentiful, with convenience stores, independent shops, cafés, takeaways & everyday services found along nearby Hinckley Road, while Fosse Park is within easy reach for an extensive choice of shopping, dining & leisure facilities. Families are particularly well catered for, with Fossebrook Primary School just a short distance away & a selection of further primary and secondary schools nearby, alongside parks, play areas & community facilities. For those who enjoy the outdoors, Kings Walk Park and Holmfield Park provide handy green spaces for walks, children's play & enjoying a little fresh air. Commuters are exceptionally well placed, with Hinckley Road providing a straightforward route into Leicester city centre, together with excellent access to the M1, M69 & surrounding road networks. Combining a friendly community feel, excellent amenities, schooling & superb connectivity, Walsingham Crescent is a wonderful place to call home.





THE INSIDE STORY

Occupying a pleasant position within a quiet cul-de-sac, this well-maintained detached bungalow offers spacious and versatile accommodation, generous off-road parking, a carport, garage and a particularly lovely rear garden. Offered with no onward chain, this appealing home has plenty to offer both inside and out. A welcoming entrance hallway leads to the principal rooms, including a bright and spacious lounge diner to the front, where dual aspect windows allow plenty of natural light to fill the room. The lounge area centres around an attractive feature fireplace incorporating a gas-fired, wood-effect log burner, creating a warm and inviting focal point. Generous proportions provide plenty of room for both comfortable seating and dining areas, ideal for relaxing or entertaining, whilst a sliding door further enhances this versatile space. The dining kitchen is fitted with cream wall and base cabinetry complemented by solid wood work surfaces, with space for a table and chairs and a door providing access to the side. There are two generous double bedrooms, with bedroom one benefiting from fitted wardrobes. Bedroom two offers excellent flexibility and could equally be enjoyed as a second sitting room, garden room, snug or hobby room, with a door opening directly onto the rear garden. The bathroom is fitted with a four-piece suite comprising a bath, separate shower cubicle, wash hand basin and WC. Outside, the bungalow enjoys a front garden and driveway providing off-road parking, together with a carport and garage offering further parking and useful storage. A particular highlight is the lovely, well-maintained rear garden, thoughtfully arranged with several seating areas providing plenty of places to relax, enjoy the sunshine or entertain family and friends. Combining flexible single-storey living, attractive gardens, excellent parking and a peaceful cul-de-sac position, this charming detached bungalow is offered with the added benefit of no onward chain.