13 Leicester Road, Wigston LE18 1NR
Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk
www.nestegg-properties.co.uk

NESTEGG PROPERTIES

FLOOR PLAN

DIMENSIONS

Hallway
5'11 x 7'09 (1.80m x 2.36m)

Lounge Diner
15'11 x 11'06 (4.85m x 3.51m)

Kitchen
9'06 x 7'10 (2.90m x 2.39m)

Bedroom One
12'01 x 11'07 (3.68m x 3.53m)

Bedroom Two
8'07 x 7'10 (2.62m x 2.39m)

Bathroom
8'07 x 7'10 (2.62m x 2.39m)

Garage
17'02 x 8'06 (5.23m x 2.59m)





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.

265 Gilmorton Avenue, Glen Parva, LE2 9GZ

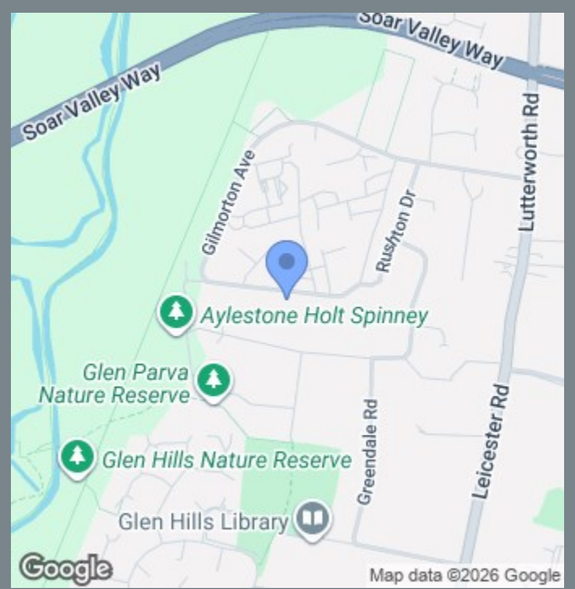
Offers In Excess Of £230,000

OVERVIEW

- Beautifully Presented Bungalow
- Great Location & No Chain
- Hallway & Kitchen
- Spacious Lounge Diner
- Two Bedrooms & Bathroom
- Driveway, Front Garden & Garage
- Lovely South Facing Rear Garden
- New Carpets Throughout
- Viewing Is A Must
- EER - D, Freehold, Tax - C

LOCATION LOCATION....

Gilmorton Avenue is situated to the south of Leicester, within an established residential area offering a convenient & relaxed lifestyle, with a wealth of everyday amenities close at hand. The nearby Grange Drive shops offer a convenience store, post office & pharmacy, whilst Fosse Park Shopping Centre provides an excellent choice of larger stores, supermarkets & coffee shops. For those who enjoy getting out & about, Glen Parva Memorial Park, Aylestone Meadows & the picturesque Grand Union Canal offer lovely surroundings for a gentle stroll, with King's Lock providing a particularly charming spot to enjoy the waterside scenery. Glen Hills Library, Glen Parva Memorial Hall & the nearby Gilmorton Community Rooms offer opportunities to socialise, meet new people & enjoy local activities. The location is particularly well served by public transport, with bus stops along Gilmorton Avenue & services connecting to Leicester City Centre, Wigston & Fosse Park, ideal for those who prefer not to rely on a car. There is also excellent access to Lutterworth Road, the A563 ring road & the M1/M69 motorway network, making visiting friends & family further afield straightforward.











THE INSIDE STORY

Situated in a lovely location, this delightful link-detached bungalow is offered to the market with no onward chain & provides a wonderful opportunity for those looking for a home with accommodation arranged over one level. Freshly decorated throughout & benefiting from new carpets, the property is ready for its new owners to move straight into & make their own. On entering, the hallway leads you through to the spacious lounge diner, a welcoming room with a feature fireplace creating a lovely focal point & ample space for comfortable seating as well as a dining table & chairs, perfect for both relaxing & enjoying meals with family & friends. Patio doors open directly onto the rear garden, allowing natural light to flood into the room & creating a lovely connection with the outside space during the warmer months. The kitchen is fitted with a range of wall & base units complemented by contrasting worktops, providing plenty of storage & preparation space for everyday cooking. There are two bedrooms, offering flexibility for children, visiting guests, a hobby room or a home office, depending on your needs. The bathroom is fitted with a white three-piece suite comprising a WC, wash hand basin & bath with shower over. Externally, the property enjoys an attractive front garden, a driveway providing off-road parking & access to the garage. The lovely South facing rear garden features a patio area, ideal for enjoying your morning coffee or dining alfresco, together with a lawn offering space for those who enjoy a spot of gardening or simply sitting back & enjoying their surroundings. A charming bungalow with so much to offer, whether you are looking to downsize or simply enjoy the convenience of single-storey living.







