

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)

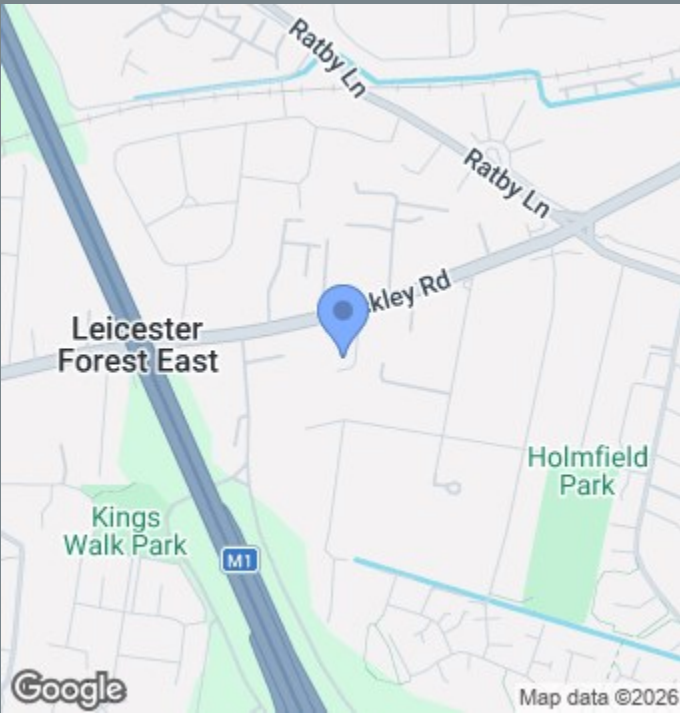


OVERVIEW

- 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 - tbc, 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.

