

FLOOR PLAN

DIMENSIONS

Porch

Entrance Hall

Dining Kitchen

16'2 x 14'6 (4.93m x 4.42m)

Lounge

14'6 x 10' (4.42m x 3.05m)

Bedroom One

14'6 x 12' (4.42m x 3.66m)

Bedroom Two

14'6 x 9' (4.42m x 2.74m)

Bedroom Three

6' x 10'5 (1.83m x 3.18m)

Bathroom

Separate WC

Garage

21' x 11'11 (6.40m x 3.63m)



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: 0116 286 9700 • Email: sales@nestegg-properties.co.uk

FREE PROPERTY VALUATIONS Looking to sell? Need a valuation?

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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.

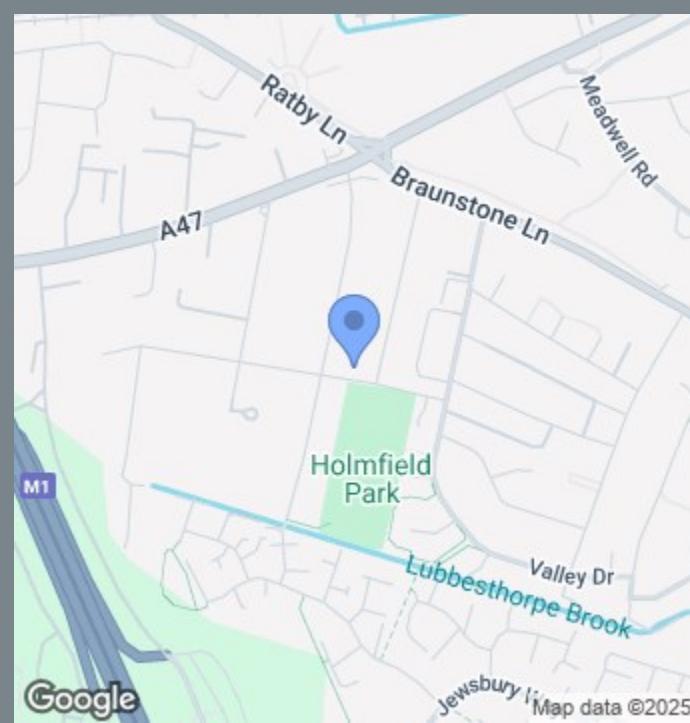
13 Wardens Walk, Leicester Forest East, LE3 3GF
 Offers In Excess Of £325,000

OVERVIEW

- Stunning, Detached Bungalow
- Fabulous Location & Gated Entrance
- Porch & Entrance Hall
- Dining Kitchen & Lounge
- Three Bedrooms, Bathroom & Separate WC
- Driveway & Garage
- Landscaped South Facing Garden
- MVHR System Providing Fresh Clean Air
- Viewing Essential
- Freehold, EER - B, Tax Band - D

LOCATION LOCATION....

Leicester Forest East, nestled in the heart of Leicestershire, is a charming and vibrant area that seamlessly blends the tranquility of rural living with the convenience of urban amenities. For nature lovers, Leicester Forest East is a veritable paradise. The area is surrounded by lush greenery, with numerous parks and walking trails that invite you to explore and unwind. The famous Bradgate Park is just a stone's throw away, offering breathtaking views, ancient ruins, and a sanctuary for wildlife. It's the perfect place for a leisurely stroll, a family picnic, or an invigorating hike. The local amenities in Leicester Forest East are both diverse and convenient. From quaint independent shops and cosy cafes to supermarkets and essential services, everything you need is within easy reach. The area's dining scene is particularly noteworthy, with a variety of restaurants and pubs serving up delicious fare, from traditional British dishes to international cuisines, catering to every palate. Leicester Forest East is also well-connected, with excellent transport links to Leicester city center and beyond. This makes it an ideal location for commuters and those looking to enjoy the best of both worlds – the peacefulness of a semi-rural setting and the hustle and bustle of city life.



THE INSIDE STORY

Welcome to this exquisite, modern detached bungalow, nestled in a highly regarded location that exudes both prestige & tranquillity. As you approach the property, you are greeted by electric gates that offer both security & an air of exclusivity, leading you to a spacious driveway that sets the tone for the luxury that awaits. Step inside through the charming porch & you are welcomed into the entrance hall, a space that seamlessly blends functionality with elegance. The heart of this stunning home is undoubtedly the beautiful dining kitchen, a haven for culinary enthusiasts & the perfect setting for family gatherings. Natural light floods in through the window, illuminating the space, while French doors open out to the garden, creating a seamless transition between indoor & outdoor living. The kitchen boasts integrated appliances, ensuring both style & convenience, and there is ample room for a table & chairs, making it the ideal spot for family meals & entertaining guests. The lounge is a sanctuary of relaxation, with dual aspect windows that not only provide an abundance of natural light but also offer picturesque views of the surroundings. This space is designed for comfort & style, a place where you can unwind & enjoy the peace of your surroundings. As you explore further, you will find three tastefully finished bedrooms, each offering a serene retreat from the hustle & bustle of daily life. The bathroom is a masterpiece of modern design, featuring a four-piece suite that includes a walk-in shower and a luxurious bath, perfect for unwinding after a long day. This home also boasts a second separate wc for added convenience. Outside, the property continues to impress with its detached garage, providing secure parking & additional storage space. The south-facing garden is a true oasis, with a lawn & patio area that offer the perfect setting for outdoor entertaining or simply enjoying the beauty of nature.

