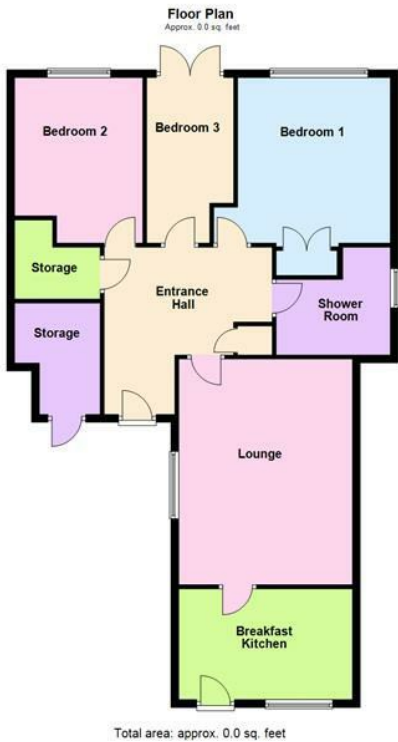


FLOOR PLAN

DIMENSIONS

- Entrance Hall**
- Lounge Diner**
18'11 x 14'7 (5.77m x 4.45m)
- Breakfast Kitchen**
8'5 x 14'7 (2.57m x 4.45m)
- Bedroom One**
13'8 x 12'8 (4.17m x 3.86m)
- Bedroom Two**
13'8 x 10'8 (4.17m x 3.25m)
- Bedroom Three**
13'8 x 7'2 (4.17m x 2.18m)
- Shower Room**
9' x 8'9 (2.74m x 2.67m)

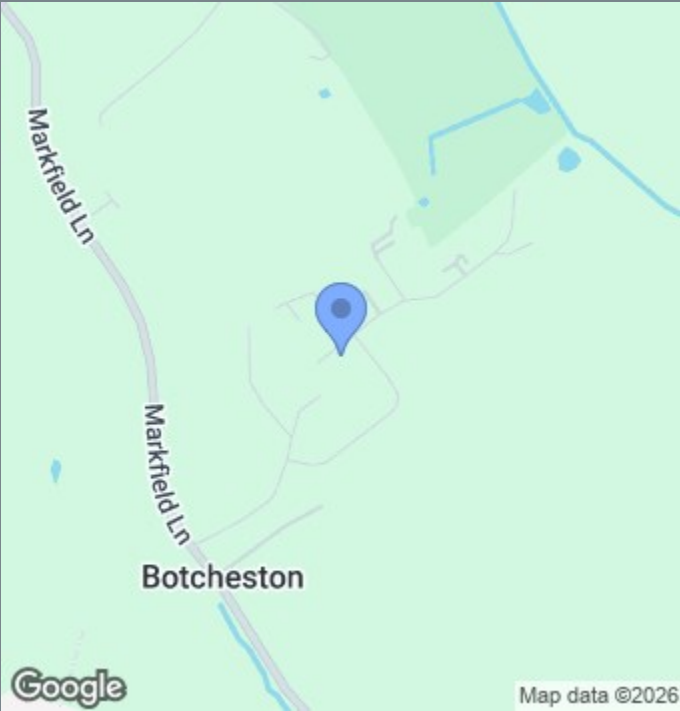


OVERVIEW

- Deceptively Spacious Bungalow
- Over 55's & Fabulous Location
- Entrance Hall & Lounge Diner
- Breakfast Kitchen
- Three Bedrooms
- Modern Shower Room
- Parking & Garage
- Viewing Is A Must
- Doorways adapted for Wheelchair Access
- Council Tax Band - C, EPC - D, Freehold

LOCATION LOCATION....

Located in the heart of the charming Botcheston village in Leicestershire, this delightful over-55s development offers more than just a home—it offers a lifestyle. With a warm, welcoming community spirit at its core, residents enjoy a calendar full of social events, from cosy coffee mornings to garden gatherings. A complimentary taxi service at certain times —covered by your bus pass— makes popping into town for a spot of shopping, a visit to a café, or simply a scenic stroll, wonderfully easy. The area is well-connected, with convenient transport links to Leicester and nearby towns, ensuring you're never far from where you want to be. With quaint local shops, friendly cafés, and the peaceful countryside all on your doorstep, life here is as relaxed and connected as you choose it to be.



THE INSIDE STORY

Nestled within a beautifully maintained over-55s development in a charming and vibrant village, this spacious bungalow offers comfortable, stylish living in an idyllic setting. From the moment you step into the welcoming entrance hall—with its handy built-in storage cupboards—you'll appreciate the thoughtful layout and tasteful finishes throughout. The generously proportioned lounge diner is elegantly decorated and features a large side window that fills the room with natural light, alongside a striking feature fireplace that adds warmth and character. The breakfast kitchen is a true highlight, boasting timeless shaker-style cabinetry, contrasting work surfaces, and a range of integrated appliances including an induction hob, eye-level oven, fridge, and a newly installed dishwasher. A convenient breakfast bar provides the perfect spot for informal meals or morning coffee. The property offers three beautifully presented bedrooms and a sleek, modern shower room designed with both comfort and style in mind. Outside, a delightful garden with a dedicated seating area invites you to relax and unwind, while green-fingered residents can take advantage of the option to enjoy their own nearby allotment. The property also benefits from its own parking and a garage, offering both convenience and additional storage. This bungalow blends practical living with a touch of luxury—perfect for those looking to enjoy their retirement in a peaceful and friendly community.

