



30 Balmoral Road, Leicester, LE9 7HB

£219,950

Situated in a popular location, this outstanding bungalow has been meticulously upgraded and refurbished by the current owners to create a beautifully presented home ready to move into.

The accommodation is thoughtfully arranged across one level and begins with a welcoming entrance hall. At its heart is a refitted open-plan living and dining kitchen, offering a comfortable setting for everyday life and entertaining. There are also two double bedrooms and a well-appointed bathroom.

Outside, a covered side lobby provides useful additional space and is currently used as a utility area and log store. The property also benefits from a garage, driveway parking and a generous rear garden.

Combining modern accommodation with the convenience of single-storey living, this impressive bungalow is highly recommended for viewing.

Entrance

Open Plan Living / Dining Kitchen

Undoubtedly the heart of the home, this generously sized room brings together space for cooking, dining and relaxing. The living area features a large front-facing window and a log-burning stove, creating a welcoming focal point.

A further window brings light into the kitchen, which has been refitted with a quality range of wall and base units with work surfaces over. Fittings include an electric oven, gas hob with extractor hood above, Belfast sink and breakfast bar. A door leads to the covered side lobby.

Bedroom One

With a window to the rear aspect, radiator.

Bedroom Two

Another double bedroom with a window to the rear aspect, radiator.

Shower Room

With a window to the side aspect, fitted with a low level w/c, wash basin with storage under and a shower enclosure. Heated towel rail / radiator.

Side Lobby / Utility Area

A useful addition to the bungalow, the covered side lobby is currently used as a utility area, with space and plumbing for a washing machine and tumble dryer. The current owners also use part of the space for log storage. Doors lead to the rear garden and to the garage, which is boarded and benefits from electricity.

Outside

The generous, well-maintained rear garden features a large raised timber deck, a lawn and mature planted borders. To the front of the property, a driveway provides off-road parking.

Opening Hours

MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm

Mortgages

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(2) These particulars do not constitute part or all of an offer or contract.

(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

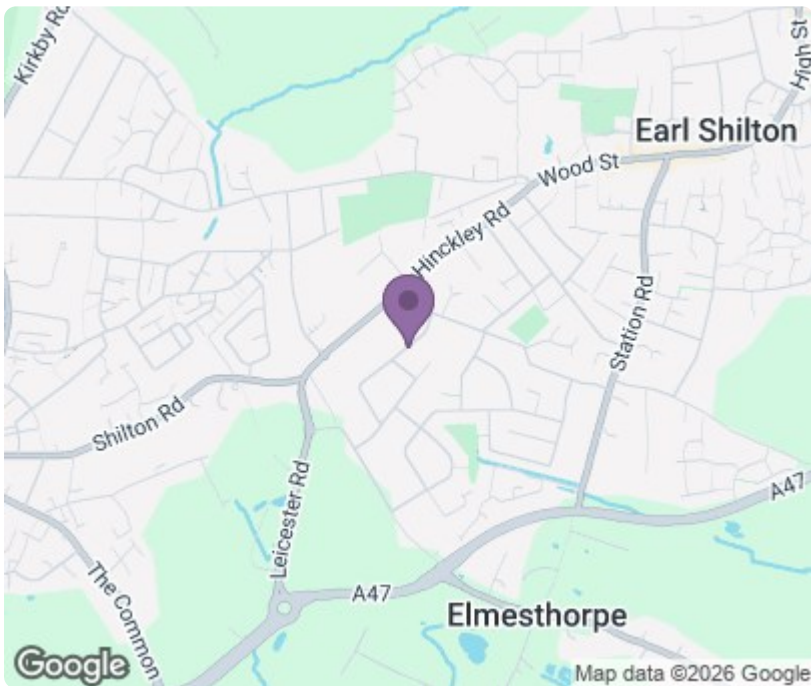
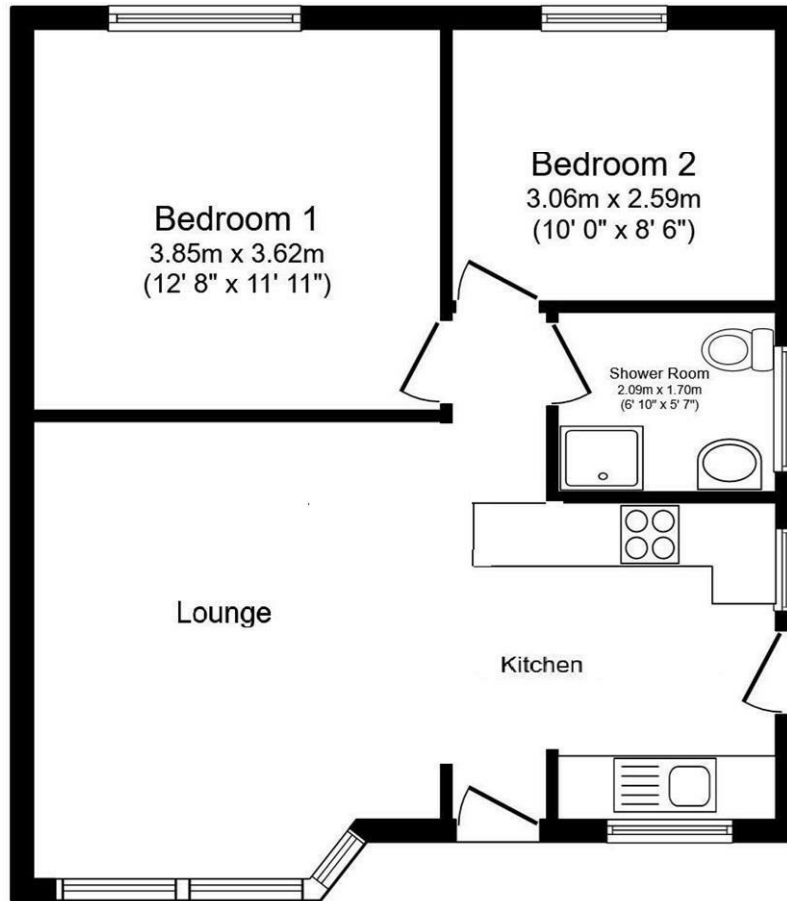
(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

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Energy Efficiency Rating	
Current	Potential
Vary energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
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England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Vary environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	