

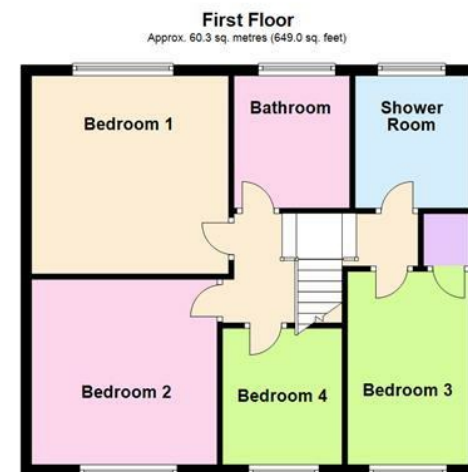
FLOOR PLAN

DIMENSIONS

- Entrance Hall**
12'07 x 6'01 (3.84m x 1.85m)
- Lounge**
17'03 x 12'10 (5.26m x 3.91m)
- Family Living Kitchen**
15'11 x 19'01 (4.85m x 5.82m)
- Utility Room**
8'06 x 6'07 max (2.59m x 2.01m max)
- Inner Lobby**
12'08 x 7'09 (3.86m x 2.36m)
- Downstairs Cloakroom**
4' x 2'11 (1.22m x 0.89m)
- Landing**
- Bedroom One**
11'05 12' (3.48m x 3.66m)
- Bedroom Two**
11'06 x 11'07 (3.51m x 3.53m)
- Bedroom Three**
11'03 x 7'01 (3.43m x 2.16m)
- Family Bathroom**
8'03 x 6'07 (2.51m x 2.01m)
- Bedroom Four**
8'5 x 7'03 (2.57m x 2.21m)
- Shower Room**
8'03 x 7'02 (2.51m x 2.18m)
- Summer House**
17'09 x 17'09 (5.41m x 5.41m)



Total area: approx. 157.1 sq. metres (1690.5 sq. feet)



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.

181 Little Glen Road, Glen Parva, Leicester, LE2 9TX

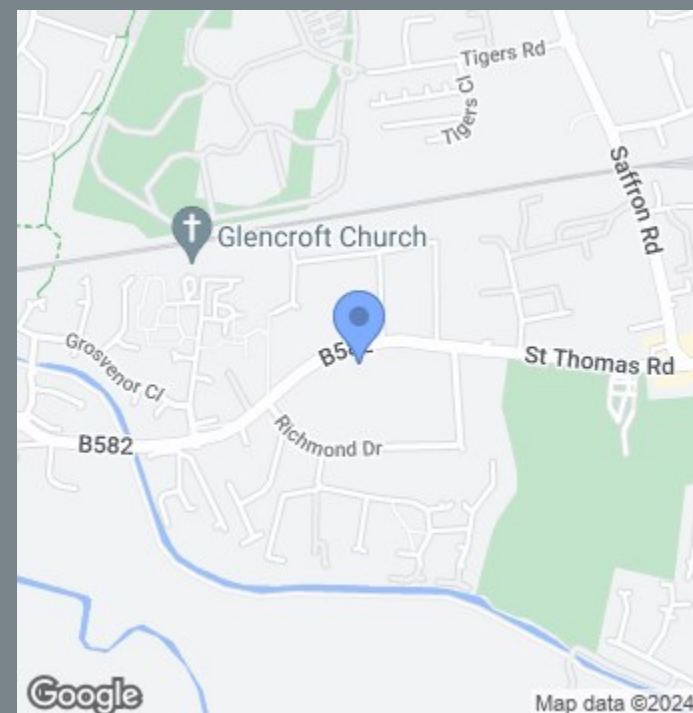
£395,000

OVERVIEW

- Stunning Extended Family Home
- Entrance Hall & Lounge
- Family Living Kitchen
- Utility & Downstairs Cloakroom
- Four Bedrooms
- Bathroom & Shower Room
- Mature Garden With Summer House
- Driveway & Garage
- EER Rating - E, Freehold
- Council Tax Band - C

LOCATION LOCATION....

Nestled amidst green spaces and parks, Glen Parva offers a peaceful retreat from the hustle and bustle of city life while remaining well-connected to urban conveniences. Residents enjoy easy access to local shops, supermarkets, and eateries, ensuring everyday needs are met within close proximity. The area is characterised by its family-friendly environment, with excellent schools and recreational facilities nearby. Picturesque walking paths and nature trails provide opportunities for outdoor exploration and leisure activities, making Glen Parva an ideal location for nature enthusiasts and active individuals alike.



THE INSIDE STORY

Nestled in a highly sought-after location, this spacious bay-fronted family home, has been thoughtfully extended & offers a perfect blend of comfort, style & convenience. Upon entering, you are welcomed into a bright & airy entrance hall, setting the tone for the elegance found throughout the property. The welcoming lounge is adorned with a bay window that floods the room with natural light & the focal point of this inviting space is a beautiful fireplace, creating a cosy ambiance for gatherings or quiet evenings in. Moving through to the heart of the home, you'll find the family living kitchen, meticulously designed for modern living and having integrated appliances to include a wine fridge, microwave, fridge freezer, dishwasher & oven, which streamline daily tasks. The matching island offers additional workspace & storage & the adjoining dining area is perfect for enjoying family meals, with patio doors blurring the lines between indoor & outdoor living. Practicality meets convenience with a utility room & downstairs cloakroom, providing essential amenities for busy households & the inner lobby provides additional storage. Upstairs, the property offers four generously sized bedrooms, each providing a peaceful retreat for rest and relaxation. A well-appointed bathroom and newly fitted shower room provide flexibility for busy mornings or relaxing evenings. Outside to the front is a driveway offering ample off road parking which leads to the garage having an up & over door, power & lighting. To the rear step into your own private oasis with this mature, generously sized rear garden. The patio is a perfect spot for al fresco dining, hosting gatherings, or simply soaking up the sunshine & the summer house offers endless possibilities, whether it be a gym, home office or bar the choice is yours.

