

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge

12'11 x 10'08 (3.94m x 3.25m)

Dining Room

8'01 x 7'11 (2.46m x 2.41m)

Kitchen

7'09 x 7'11 (2.36m x 2.41m)

Conservatory

10'05 x 10'10 (3.18m x 3.30m)

Bedroom One

13'10 x 10'03 (4.22m x 3.12m)

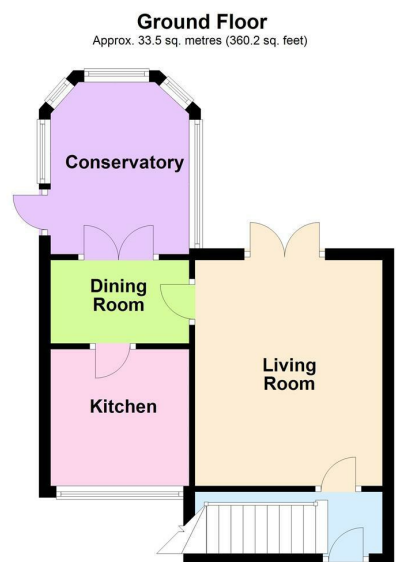
Bedroom Two

9'05 x 7'01 (2.87m x 2.16m)

Family Bathroom

8'06 x 6'01 (2.59m x 1.85m)

Garage



Total area: approx. 55.0 sq. metres (592.2 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.

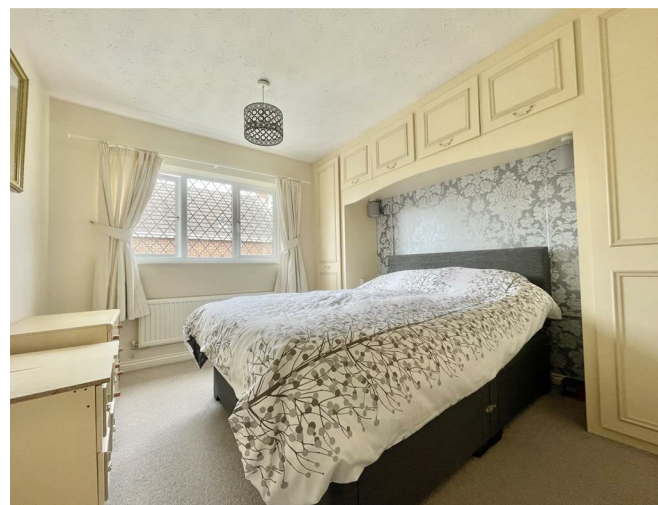
1 Phillip Drive, Glen Parva, LE2 9US
Offers Over £230,000

OVERVIEW

- Two Generous Sized Bedrooms
- Detached Garage & Driveway
- Lovely Mature Garden
- Corner Plot Property
- Perfect For First Time Buyers
- Quiet & Sought After Location
- Viewings Advised
- Council Tax Band - B
- Freehold Property
- EPC Rating - C

LOCATION LOCATION....

Phillip Drive in Glen Parva, Leicester, is a residential street characterized by its quiet and family-friendly environment. Located in a suburban area, it offers a mix of modern and traditional homes, well-maintained gardens, and tree-lined pathways. The community benefits from nearby local amenities, including parks, schools, and shops, providing convenience for residents. Its proximity to major transport links makes it an ideal location for commuters while retaining a peaceful neighbourhood charm.



THE INSIDE STORY

Welcome to this charming two-bedroom property for sale on Phillip Drive, Glen Parva. Situated on a desirable corner plot, this home offers low-maintenance frontage and includes a detached garage with a driveway for added convenience.

Upon entering the ground floor, you'll find a bright and airy living room featuring patio doors that open to the private, well-maintained rear garden. The living room also includes under-the-stairs storage, perfect for keeping your space tidy. Adjacent to the living room is a separate dining room, ideal for formal dining and entertaining guests. The kitchen is well-equipped with both wall and base cupboards, providing ample storage and workspace.

Upstairs, the property boasts two spacious double bedrooms, each with built-in wardrobes, offering plenty of storage solutions. The family bathroom includes a sink, WC, and a bath with a shower over, catering to all your needs.

The rear garden is private, secure, and beautifully maintained, providing a perfect outdoor retreat.

This delightful home is perfect for first-time buyers seeking a quiet and friendly location in Glen Parva. Don't miss the opportunity to make this property your own!

