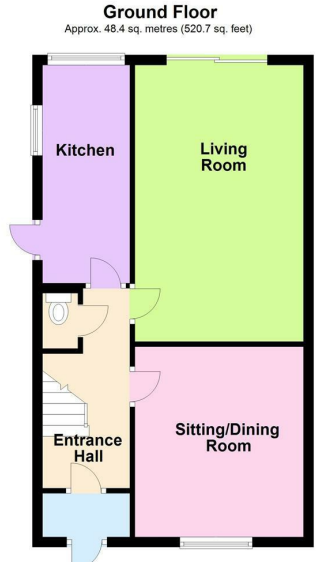
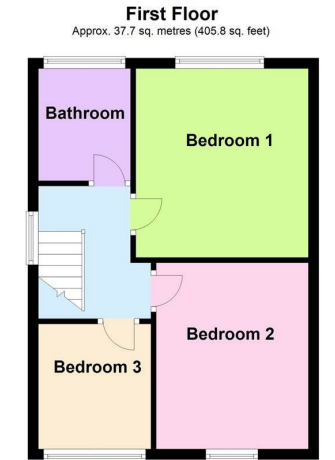


FLOOR PLAN

- DIMENSIONS**
- Entrance Porch**
 - Entrance Hall**
5'09 x 12'10 (1.75m x 3.91m)
 - Downstairs WC**
 - Sitting Room/Dining Room**
13'05 x 11'01 (4.09m x 3.38m)
 - Living Room**
16'10 x 11'00 (5.13m x 3.35m)
 - Kitchen**
13'02 x 5'09 (4.01m x 1.75m)
 - Bedroom One**
13'03 x 10'00 (4.04m x 3.05m)
 - Bedroom Two**
11'00 x 8'01 (3.35m x 2.46m)
 - Bedroom Three**
7'00 x 7'10 (2.13m x 2.39m)
 - Bathroom**
7'01 x 5'09 (2.16m x 1.75m)



Total area: approx. 86.1 sq. metres (926.6 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.

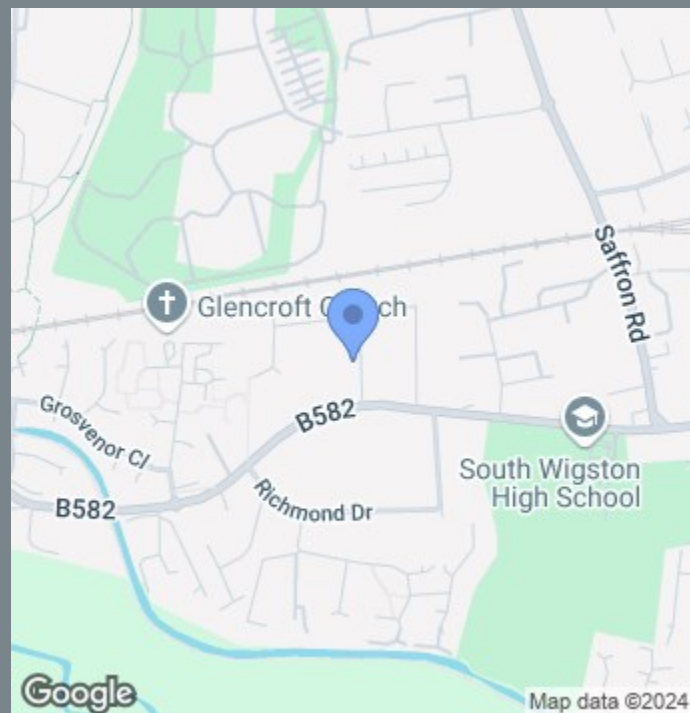
6 Alderleigh Road, Glen Parva, Leicester, LE2 9TA
Offers In Excess Of £250,000

OVERVIEW

- No Onward Chain
- Three Bedrooms
- Driveway & Carport
- Downstairs WC
- Large Rear Garden
- Close To Local Amenities
- Viewings Highly Advised
- Council Tax Band -
- Freehold Property
- EPC - C Rating

LOCATION LOCATION....

Alderleigh Road in Glen Parva, Leicester, is a charming residential street ideal for families and professionals. The area features well-maintained homes, reputable schools, and easy access to local amenities and parks. With convenient transport links to Leicester city centre and nearby green spaces like Everards Meadows, Alderleigh Road offers a perfect blend of suburban tranquillity and urban convenience.



THE INSIDE STORY

This delightful three-bedroom semi-detached house on Alderleigh Road, Glen Parva, is a perfect family home situated on a generous plot with a large rear garden adorned with fruit trees. The property offers spacious living areas, ample natural light, and the potential for modernisation and is offered for sale with no upward chain.

Upon entering the house, you are greeted by a welcoming entrance porch that leads into a spacious hallway. The front sitting room/dining room offer versatile spaces for relaxation and entertaining, with large windows that let in plenty of light. Towards the rear of the house, a cosy lounge provides a perfect retreat, featuring patio doors that open directly onto the expansive garden. This outdoor space is ideal for enjoying the serene environment and the natural beauty of the fruit trees.

The well-designed galley-style kitchen offers ample storage and workspace, with convenient access to the outside carport. This space is perfect for additional storage or can serve as a workshop area.

Upstairs, the house features three well-appointed bedrooms, each equipped with fitted wardrobes, ensuring ample storage space. The large windows in each room allow for plenty of natural light, creating bright and airy spaces that are both comfortable and inviting. The family bathroom is equipped with a three-piece suite, including a WC, sink, and walk in shower, providing all the essentials for a comfortable family life.

The large rear garden is one of the highlights of this property, offering a generous outdoor space that is perfect for gardening or relaxation. The mature fruit trees add a touch of natural beauty to the garden, making it an ideal place to unwind and enjoy the outdoors. The carport offers covered parking and additional storage space, with convenient access from the kitchen.

This well-maintained home is ready to move into and offers the opportunity for modernisation at your own pace. Viewings highly advised.

