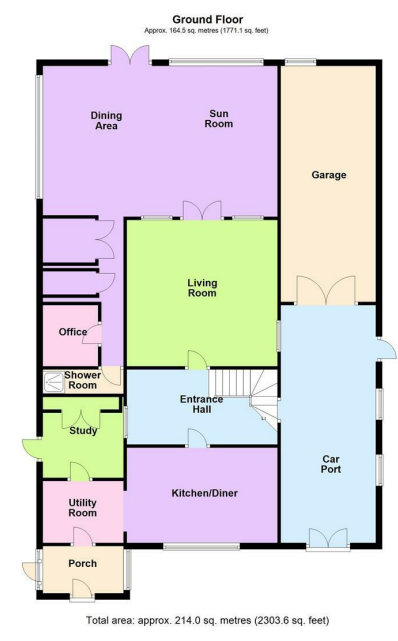


FLOOR PLAN

DIMENSIONS

- Entrance Porch**
8;05 x 4'11 (2.44m;1.52m x 1.50m)
- Entrance Hall**
13'09 x 7'10 (4.19m x 2.39m)
- Kitchen Diner**
15'09 x 9'11 (4.80m x 3.02m)
- Utility Room**
8'10 x 6'05 (2.69m x 1.96m)
- Study/Office**
8'05 x 8'01 (2.57m x 2.46m)
- Second Office**
6'05 x 5'07 (1.96m x 1.70m)
- Living Room**
15'03 x 13'01 (4.65m x 3.99m)
- Sun Room**
20'11 x 9'05 (6.38m x 2.87m)
- Downstairs Shower Room**
8'01 x 2'05 (2.46m x 0.74m)
- Bedroom One**
13'03 x 12'11 (4.04m x 3.94m)
- En-Suite**
5'07 x 3'04 (1.70m x 1.02m)
- Bedroom Two**
10'8' x 8'07 (3.25m' x 2.62m)
- Bedroom Three**
10'06 x 7'00 (3.20m x 2.13m)
- Family Bathroom**
- Garage**
19'06 x 9'01 (5.94m x 2.77m)
- Car Port**
23'03 x 7'05 (7.09m x 2.26m)



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.

111 Little Glen Road, Glen Parva, Leicester, LE2 9TW

£500,000

OVERVIEW

- Attention Equestrian Lovers!!
- Three Double Bedrooms
- Private, Ample Driveway
- Large Downstairs Living
- Potential To Extend STPP
- Stunning Rural Views
- Viewings Highly Advised
- Council Tax Band - D
- Freehold Property
- EPC Rating - tbc

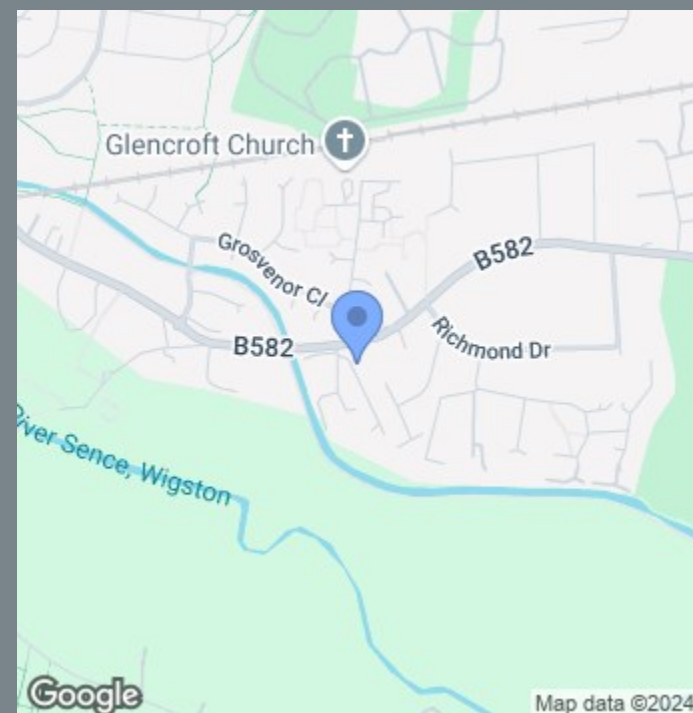
LOCATION LOCATION....

Little Glen Road is located in the peaceful residential area of Glen Parva, a charming suburb just south of Leicester city. Known for its tranquil, family-friendly environment, Glen Parva offers a balance of suburban living with easy access to urban amenities.

The area boasts a variety of local conveniences, including shops, cafes, and restaurants, with nearby Fosse Park providing extensive retail options. Glen Parva is also well-served by local schools, making it a desirable location for families. For outdoor enthusiasts, the area is close to Aylestone Meadows and the Grand Union Canal, offering scenic walking and cycling routes.

Glen Parva benefits from excellent transport links, with the A426 providing direct routes to Leicester city centre, which is just a 15-minute drive away. The nearby M1 and M69 motorways make commuting to surrounding cities and towns convenient, while local bus services ensure easy public transport access.

With its blend of suburban charm, green spaces, and convenient amenities, Little Glen Road offers a great place to call home in Glen Parva.



THE INSIDE STORY

Welcome to this exceptional property nestled on the scenic Little Glen Road, offering an idyllic blend of rural tranquillity and modern living. Surrounded by open field, the home boasts breath taking views that create a peaceful countryside ambiance, all while being just moments from local amenities.

Set behind private gates, the property opens to a spacious entrance hall that leads to a newly fitted, modern kitchen diner. Equipped with spotlights and a cosy log burner, this space is perfect for family gatherings. The ground floor also features a utility room, two study/offices, a comfortable lounge, a convenient downstairs shower room, and a large sunroom that opens to the rear garden, offering panoramic views of the nearby fields.

Upstairs, you'll find three generously sized bedrooms, including a main bedroom with an en-suite shower room. This Room has stunning view over the fields. The family bathroom is bright and airy, providing ample space for relaxation. The property also offers excellent potential for extension, subject to planning permission.

This unique property is ideal for equestrian enthusiasts, with the added benefit of having a livery yard right next door, making it a dream home for anyone looking to keep horses nearby.

Don't miss this rare opportunity to own a slice of rural paradise with all the conveniences of modern living.

