

FLOOR PLAN

DIMENSIONS

- Entrance Hall
- Lounge/Diner  
15'03 x 10'06 (4.65m x 3.20m)
- Kitchen  
9'07 x 9'05 (2.92m x 2.87m)
- Bedroom One  
13'09 x 11'04 (4.19m x 3.45m)
- Bedroom Two  
10'07 x 8'10 (3.23m x 2.69m)
- Bedroom Three  
9'00 x 6'05 (2.74m x 1.96m)
- Family Bathroom  
10'05 x 5'09 (3.18m x 1.75m)

Single Garage



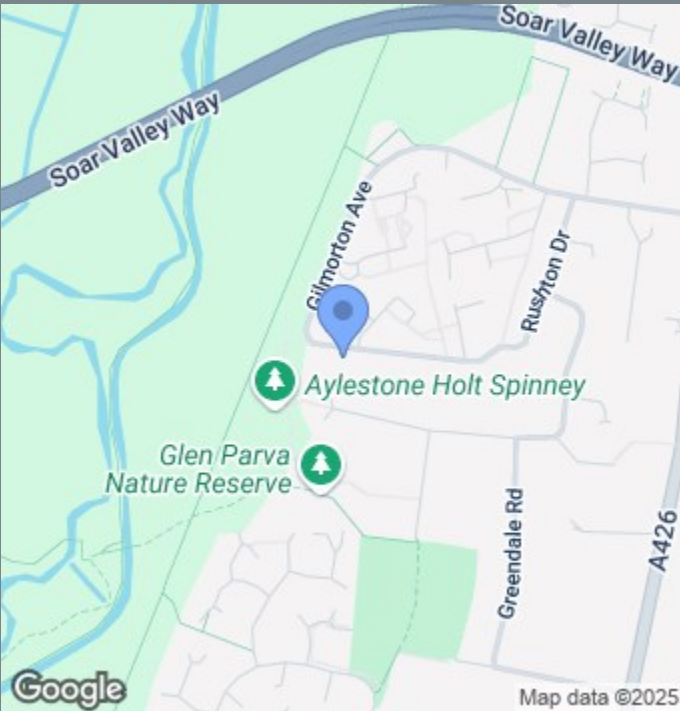


# OVERVIEW

- Three Bedroom Detached Bungalow
- Single Garage & Driveway
- Newly Fitted Modern Bathroom
- Spacious Lounge/Diner
- Great Size Kitchen
- Low Maintinacne Rear Garden
- Quiet Location, Great Walks Close By
- Freehold Property
- EPC - D Rating, Freehold
- Council Tax Band - C

# LOCATION LOCATION....

Glen Parva boasts stunning canal and countryside vistas, drawing in dog walkers and horse riders to its scenic footpaths. Within a 10-minute stroll lies the popular Everards Meadow and Fosse Shopping Park, offering convenient leisure and retail options. Education options include the esteemed Glen Hills Primary School, with South Wigston High School in close proximity. Leicester City is easily accessible via direct bus routes, facilitating hassle-free commutes. Plus, quick access to the M69 and M1 ensures efficient travel, while nearby Blaby provides essential amenities and Fosse Park expands shopping possibilities with its diverse range of supermarkets and retail outlets.



# THE INSIDE STORY

Welcome to this charming three-bedroom detached bungalow nestled in a serene neighborhood. As you approach, you are greeted with a well-maintained front garden, complimented by a spacious driveway capable of accommodating 2 to 3 cars comfortably, along with a convenient single garage for additional storage or parking.

Upon entering through the front door, you will find yourself in an inviting entrance hall that leads to the heart of the home. This property boasts three generously sized bedrooms, with the main bedroom featuring an elegant bay window that allows plenty of natural light to flow through.

The bathroom is a true oasis, recently renovated to offer modern amenities including a shower, luxurious bath, low level WC, and a sleek wash hand basin, ensuring both style and functionality.

The lounge area is perfect for relaxation, offering a cosy ambiance and seamless access to the rear garden through patio doors, allowing for effortless indoor-outdoor living.

The kitchen is equipped with everything you need to whip up culinary delights, providing ample space for meal preparation and storage.

Step outside to discover the private and low-maintenance rear garden, adorned with lovely shrubs, creating a tranquil retreat ideal for entertaining guests or enjoying peaceful moments of solitude.

Don't miss the opportunity to make this wonderful property your new home, offering a perfect blend of comfort, convenience, and modern living. Schedule a viewing today and experience the charm of this delightful abode first hand!

