13 Leicester Road, Wigston LE18 1NR Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk www.nestegg-properties.co.uk

FLOOR PLAN

DIMENSIONS

Porch 5'08 x 4'10 (1.73m x 1.47m)

Lounge 13'03 x 13'11 (4.04m x 4.24m)

Dining Kitchen 16'09 x 13'11 (5.11m x 4.24m)

Inner Lobby 8' x 4'09 (2.44m x 1.45m)

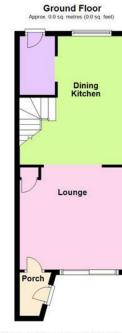
Landing

Bedroom One 10'10 x 12' (3.30m x 3.66m)

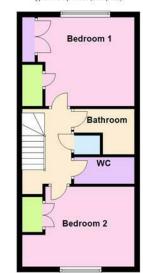
Bedroom Two 9'11 x 13'10 (3.02m x 4.22m)

Bathroom 5'05 x 7'06 (1.65m x 2.29m)

WC 3'02 x 7'08 (0.97m x 2.34m)



Total area: approx. 0.0 sq. metres (0.0 sq. feet) First Floor Approx. 0.0 sq. metres (0.0 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, LEIS INR 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 self? 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 hom coll us on 0116 2012 300 concerned.

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

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 re 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.

61 Knightsbridge Road, Glen Parva, LE2 9TZ Asking Price £200,000



OVERVIEW

- Fabulous Home With No Onward Chain
- Great Location
- Deceptively Spacious Throughout
- Porch & Lounge
- Dining Kitchen
- Two Bedrooms
- Bathroom With Separate WC
- Enclosed Landscaped Garden
- EER Rating -C , Freehold
- Council Tax Band A

LOCATION LOCATION....

Nestled amidst green spaces and parks, Glen Parva offers a peaceful retreat from the hustle and bustle of city life while remaining wellconnected 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

This delightful two-bedroom townhouse is perfectly positioned in a sought-after location, overlooking a charming green to the front. With no onward chain, this property offers a fantastic opportunity for first-time buyers, downsizers, or investors looking for a well-maintained home in a great setting. Stepping inside, you are welcomed by a bright and airy porch, leading into a spacious lounge with patio doors that open onto the front garden, allowing plenty of natural light to flood the space. The lounge provides a cosy yet open feel, perfect for relaxing or entertaining. The heart of this home is the fabulous dining kitchen which is a great space for socialising and family meals. The kitchen offers ample storage and worktop space, making it a practical and sociable area. Upstairs, the property boasts two generously sized double bedrooms, both offering plenty of space for storage and flexibility in layout. The bathroom is well-presented and benefits from a separate WC, providing convenience for busy households. Externally, the property features a well-kept front garden, adding to its kerb appeal and the rear garden has been beautifully landscaped, offering a tranquil outdoor retreat. With a combination of greenery, patio space, and an undercover seating area, it provides an ideal space for relaxing, entertaining, or enjoying alfresco dining throughout the year.



