

FLOOR PLAN

DIMENSIONS

Entrance Hall
 12'05 x 5'11 (3.78m x 1.80m)

Lounge Diner
 26'03 x 11' (8.00m x 3.35m)

Kitchen
 10'10 x 8'01 (3.30m x 2.46m)

Landing

Bedroom One
 12'04 x 11'03 (3.76m x 3.43m)

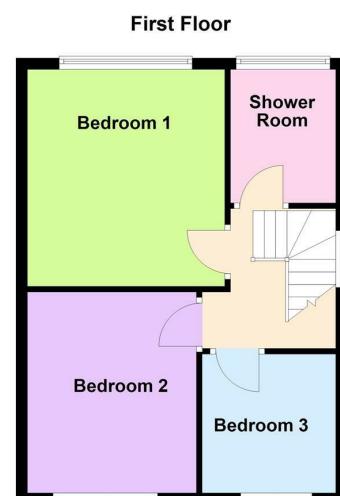
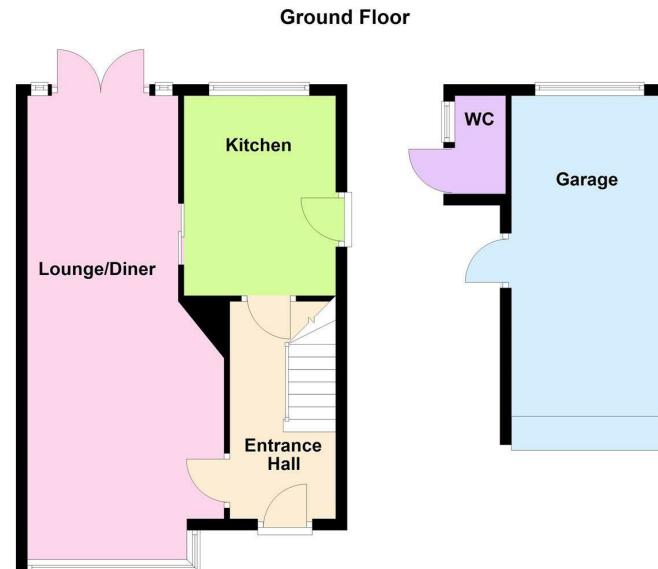
Bedroom Two
 11'02 x 9'09 (3.40m x 2.97m)

Bedroom Three
 7'11 x 7'02 (2.41m x 2.18m)

Shower Room
 7'09 x 5'10 (2.36m x 1.78m)

Outside WC
 5'05 x 2'09 (1.65m x 0.84m)

Garage
 19'07 x 8'08 (5.97m x 2.64m)



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 22a Cross Street, Enderby, LE19 4NJ

Telephone: 0116 286 9700 • Email: sales@nestegg-properties.co.uk

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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.

32 Larch Grove, Leicester Forest East, LE3 3FG

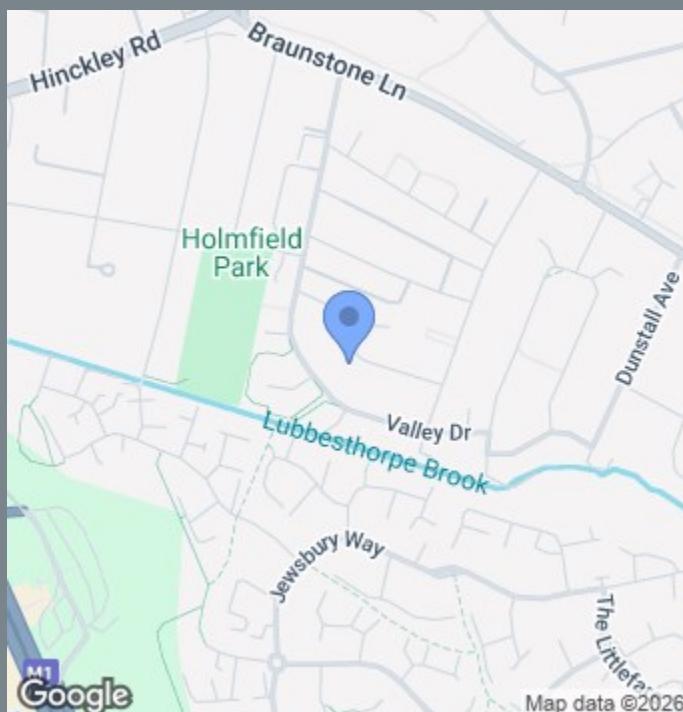
Offers Over £260,000

OVERVIEW

- Lovely Family Home
- No Onward Chain
- Fabulous Location
- Entrance Hall & Kitchen
- Lounge Diner
- Three Bedrooms
- Shower Room
- Driveway, Garage & Outside WC
- Great Sized Rear Garden
- EER - tbc, Freehold, Tax Band - B

LOCATION LOCATION....

Larch Grove in Leicester Forest East is a lovely, well-established residential spot that offers a great balance of convenience, green space & a warm community feel. Families are well catered for with popular nearby schools including Stafford Leys Primary, Kingsway Primary and the highly regarded Brockington College in neighbouring Enderby. Local parks and open spaces are close by, perfect for dog walking, children's play or simply enjoying the fresh air, while the nearby Forest East Park provides even more room to unwind. Everyday amenities are easy to reach, with Hinckley Road offering a range of shops, supermarkets, cafés, restaurants and cosy pubs, and the wider retail choice of Fosse Park just a short drive away. Transport links are excellent, with frequent bus services into Leicester city centre, convenient access to the M1 and M69 for commuters, and nearby rail links via Narborough or Leicester stations.



THE INSIDE STORY

This charming semi-detached family home is perfectly positioned in a lovely, peaceful location and is offered for sale with no onward chain, making it an ideal choice for those seeking a smooth move. A welcoming entrance hall leads into the spacious lounge diner, a wonderful open-plan room designed for both relaxation and entertaining. The lounge area features a striking feature fireplace, creating a cosy focal point for unwinding in the evenings, while the dining area offers plenty of space for a family table and chairs. French doors open directly onto the garden, allowing natural light to pour in and making alfresco dining or indoor-outdoor living effortlessly enjoyable. The kitchen provides a practical and well-laid-out space for cooking, with potential to personalise or extend to suit your needs. Upstairs, the landing leads to three well-proportioned bedrooms—offering plenty of flexibility for family living, guest rooms, a home office or hobby space. The shower room completes the first floor and provides convenience for busy mornings. Outside, the property continues to shine. A driveway offers ample off-road parking and leads to a detached garage, perfect for storage, a workshop or future conversion potential. The addition of an outside WC adds a useful touch, particularly for gardening days or outdoor gatherings. The rear garden is truly lovely—a peaceful space with a patio area ideal for summer barbecues, relaxing in the sunshine or enjoying the tranquillity of the surroundings. This delightful home offers comfort, space & fantastic potential in a wonderful location.

