

FLOOR PLAN

DIMENSIONS

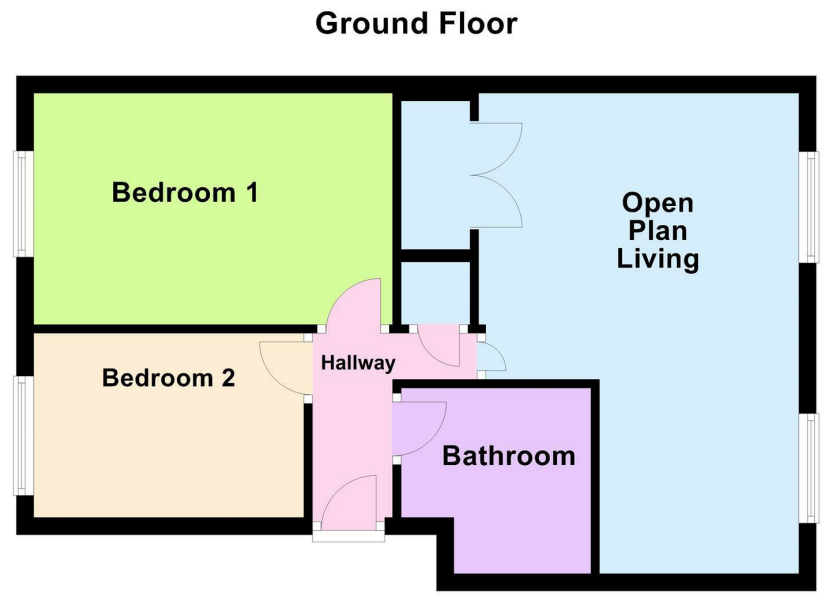
Entrance Hallway

Open Plan Living, Dining Kitchen
18'2 x 15'1 (5.54m x 4.60m)

Bedroom One
13'7 x 8'9 (4.14m x 2.67m)

Bedroom Two
10'3 x 7'0 (3.12m x 2.13m)

Bathroom



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.

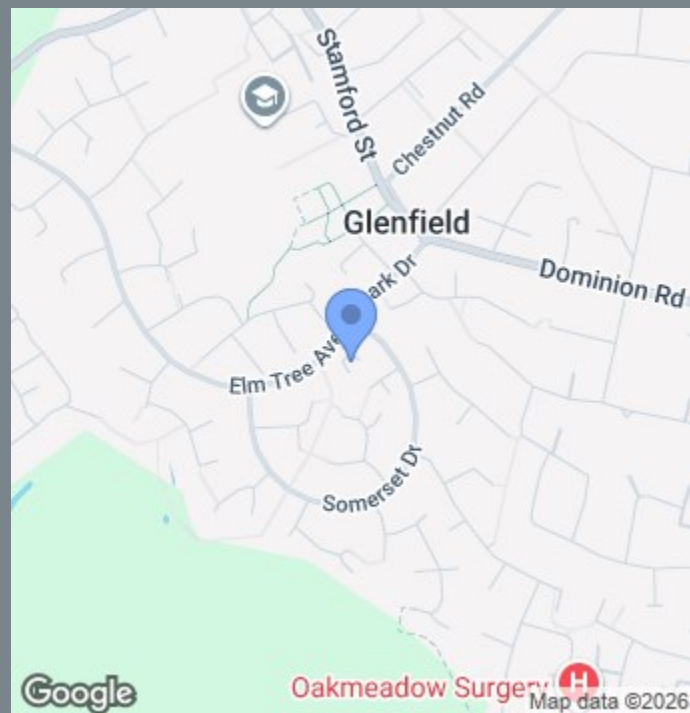
14 Underwood Court, Glenfield, Leicestershire, LE3 8SG
£170,000

OVERVIEW

- First Floor Flat
- Great Location & No Chain
- Open Plan Lounge Dining Kitchen
- Two Double Bedrooms
- Stylish Bathroom
- Well-maintained Communal Entrance and Hallway, with Communal Gardens For Residents' Use.
- Allocated Parking Space (Space 2) Directly Opposite The Building Entrance.
- Private EV charging point
- EER Rating - C, Tax Band - B, Leasehold
- Viewing Is Essential

LOCATION LOCATION....

Underwood Court is a modern cul-de-sac development located within the popular village of Glenfield, a well regarded residential area just west of Leicester known for its strong community feel. The village offers a range of convenient local amenities, including nearby shops and supermarkets such as Morrisons Superstore, as well as a local convenience store within close proximity, making day to day living easy. Families are particularly well served, with reputable schools including Glenfield Primary School and The Hall School both within easy reach. Glenfield itself has a well established community centred around local facilities, churches and village amenities, creating a friendly and settled environment. Residents also benefit from nearby parks and green spaces, ideal for outdoor activities and leisure. For commuters, the area offers excellent transport links, with regular bus services, easy access to the A47, A563 ring road and M1, and rail connections from Leicester and Narborough stations. Overall, Glenfield offers a convenient, community focused and well-connected place to live.



THE INSIDE STORY

Situated in a highly convenient and sought-after location, this attractive first floor flat is offered to the market with no onward chain, presenting an excellent opportunity for first-time buyers, investors, or those looking to downsize to a low maintenance yet stylish home. The property offers well-balanced accommodation throughout, with the standout feature being the impressive open plan living space. Designed with modern living in mind, the lounge, dining and kitchen areas flow effortlessly together, creating a bright and sociable environment. This versatile space is perfect for relaxing at the end of the day, entertaining guests, or even incorporating a work-from-home setup. The kitchen is fitted with classic shaker-style cabinetry, complemented by generous work surface space and a breakfast bar, ideal for casual dining, morning coffee, or a more informal gathering space. The two bedrooms are both well-proportioned and tastefully presented, offering flexibility to suit a variety of needs. The primary bedroom provides a comfortable and peaceful retreat, while the second bedroom could easily be utilised as a guest room, nursery, or home office depending on individual requirements. The bathroom is fitted with a clean and functional suite, providing a practical space for everyday use. Externally, the property continues to impress with the added benefit of allocated parking, complete with an EV charger, perfect for modern, eco-conscious living. Residents also have access to a well-maintained communal garden, offering a pleasant outdoor space to relax, socialise, or enjoy the warmer months. Communal entrance with intercom system shared with one other first-floor flat, CCTV is present on site as well. Overall, this is a fantastic opportunity to acquire a well-presented and versatile home in a desirable location, with the added benefit of no onward chain.

