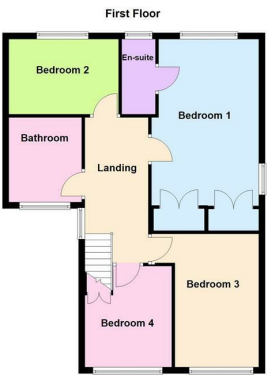


FLOOR PLAN

DIMENSIONS

- Porch**
3'04 x 5'08 (1.02m x 1.73m)
- Entrance Hallway**
21'09 x 5'08 (6.63m x 1.73m)
- Lounge**
23'05 x 10'08 (7.14m x 3.25m)
- Open Plan Living Kitchen**
19' x 17'03 (5.79m x 5.26m)
- Sun Room**
11'03 x 10'11 (3.43m x 3.33m)
- Downstairs Cloakroom**
2'09 x 4'04 (0.84m x 1.32m)
- Landing**
15'02 x 5'08 (4.62m x 1.73m)
- Bedroom One**
20' x 11'03 max (6.10m x 3.43m max)
- En Suite**
7'11 x 2'10 (2.41m x 0.86m)
- Bedroom Two**
13'03 x 8'01 (4.04m x 2.46m)
- Bedroom Three**
7'11 x 11'04 (2.41m x 3.45m)
- Bedroom Four**
9'09 x 8'05 (2.97m x 2.57m)
- Bathroom**
8'10 x 7'05 (2.69m x 2.26m)
- Garage**
18'09 x 7'08 (5.72m x 2.34m)
- Home Office**
14'08 x 11'07 (4.47m x 3.53m)
- Gym**
17'08 x 9'08 (5.38m x 2.95m)



OVERVIEW

- Spacious, Extended, Detached Family Home
- Stunning Throughout & No Chain
- Porch & Hallway
- Lounge & Beautiful Open Plan Living Kitchen
- Sun Room & Downstairs Cloakroom
- Four Bedrooms, En Suite & Family Bathroom
- Driveway & Garage
- Generous Garden, Gym & Home Office
- Viewing Is a Must
- EER - D, Freehold, Tax - C

LOCATION LOCATION....

Glen Parva is a highly regarded area offering beautiful canal-side scenery and picturesque countryside walks, popular with walkers, cyclists and horse riders alike. The location is within easy reach of Everards Meadows and Fosse Park Retail Centre, providing a great mix of outdoor space, shopping and leisure facilities. Families are well catered for with reputable local schooling including Glen Hills Primary School and nearby secondary education options. The area also benefits from excellent transport links, with regular bus services providing direct access into Leicester city centre, alongside convenient connections to the M1 and M69 motorway networks. Everyday amenities can be found close by in Blaby, with a wider range of supermarkets, restaurants and retail stores available at Fosse Park.



THE INSIDE STORY

Situated in a desirable location, this spacious & stylish detached family home is offered to the market with no onward chain, providing beautifully presented accommodation perfectly suited to modern family living. The property is entered via a porch leading into a welcoming hallway that sets the tone for the impressive space beyond. The lounge is a bright & inviting room, benefitting from a bay window to the front, additional side windows allowing natural light to flood in, & a charming log burning stove creating a cosy focal point. Bifolding doors open seamlessly into the stunning family living kitchen, creating a wonderful open-plan environment ideal for entertaining & everyday life. The kitchen is undoubtedly the heart of the home, thoughtfully designed with solid oak wall & base cabinets, quartz & oak worktops, a contrasting island, Belfast sink, & integrated appliances including a fridge, freezer, microwave & dishwasher. There is ample room for dining & relaxed seating, while bifolds open into the sun room, enhancing the sense of space & creating a fantastic connection to the garden. A downstairs cloakroom adds further practicality, while upstairs the landing leads to four well-proportioned bedrooms, perfectly suited to family living or guest accommodation. The primary bedroom benefits from walk-in wardrobes & en suite shower room, while the family bathroom is fitted with a four-piece suite comprising bath, sink with vanity storage, WC & separate shower cubicle. Externally, the property continues to impress with a driveway providing off-road parking & access to a garage with plumbing for a washing machine. The extensive rear garden is beautifully maintained, featuring patio areas, lawn & plenty of space for relaxing or entertaining. Further additions include a gym & separate home office, creating excellent versatile spaces ideal for modern lifestyles. A truly impressive home offering space, style & flexibility—early viewing is highly recommended.

