



Stuart Road, Glen Parva LEICESTER LE2 9QG

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welcome to

Stuart Road, Glen Parva LEICESTER

A three-bedroom semi-detached property featuring a bay-fronted lounge, separate dining room, fitted kitchen, family bathroom, driveway parking, and an enclosed rear garden with two sheds. Ideal for first-time buyers and growing families.

Front Garden

The property is approached via an attractive front garden, predominantly laid to lawn, creating a pleasant first impression. A driveway provides convenient off-road parking, while the open frontage enhances the property's kerb appeal. Combining practicality with outdoor space, the front garden offers a welcoming approach to the home.

Entrance Hall

Entering through a double glazed front door, this welcoming entrance hall creates an immediate sense of space and warmth. Benefitting from central heating, the hall provides a comfortable introduction to the home and offers access to the principal ground floor accommodation. With ample space for coats and footwear, the entrance hall serves as a practical and inviting reception area, setting the tone for the well-presented living space beyond.

Lounge

A bright and comfortable reception room featuring a charming double glazed bay window that allows an abundance of natural light to fill the space. Benefitting from central heating, the lounge provides an ideal setting for both relaxing and entertaining, with ample room for a variety of furnishings. The attractive bay window enhances the sense of space, creating a warm and inviting atmosphere throughout.

Dining Room

A well-proportioned and versatile dining room, ideal for both everyday family meals and entertaining guests. Benefitting from central heating, the room enjoys plenty of natural light through a double glazed window overlooking the rear garden, while a double glazed rear door provides direct access

outside. The pleasant garden outlook and convenient indoor-outdoor connection create a bright and inviting space for dining and socialising throughout the year.

Kitchen

Fitted with a range of wall and base units providing ample storage and worktop space, this well-appointed kitchen is designed for both practicality and everyday living. Benefitting from central heating, the room features an integrated gas hob and oven, ideal for home cooking. Natural light floods the space through a double glazed window, while a double glazed rear door provides convenient access to the garden. A functional and inviting kitchen that serves as the heart of the home.

Bedroom 1

A spacious and well-presented double bedroom positioned at the front of the property. Benefitting from central heating and a double glazed window to the front elevation, the room enjoys plenty of natural light while providing a comfortable and relaxing environment. Offering ample space for a range of bedroom furnishings, this attractive principal bedroom is ideal for modern family living.

Bedroom 2

A generously sized bedroom situated at the front of the property, offering a bright and comfortable living space. Benefitting from central heating and a double glazed window to the front elevation, the room enjoys an abundance of natural light while maintaining excellent energy efficiency. With ample space for a double bed and additional bedroom furniture, this versatile room is ideal for family members, guests, or use as a home office.

Bedroom 3

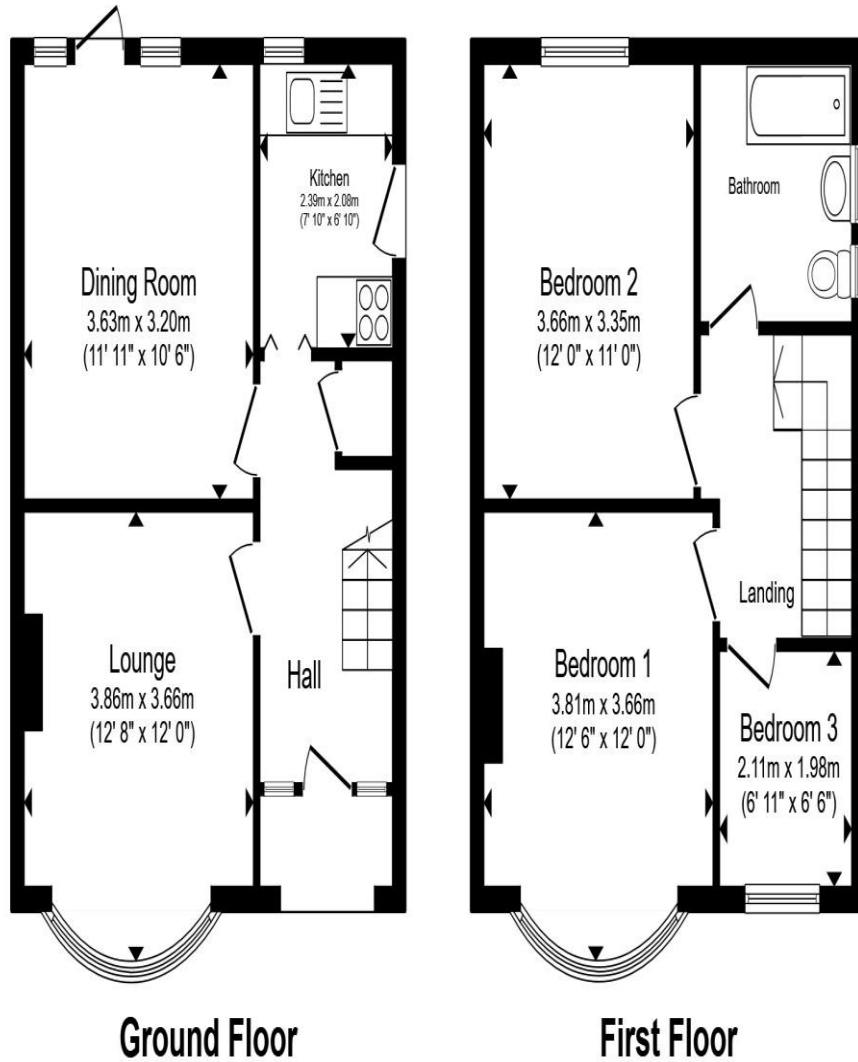
A well-proportioned and versatile bedroom benefitting from central heating and a double glazed window, allowing for plenty of natural light. Offering ample space for a bed and additional furnishings, this room is ideal as a child's bedroom, guest room, home office, or study. A comfortable and practical space suited to a variety of lifestyle needs.

Bathroom

A well-appointed family bathroom fitted with a suite comprising a panelled bathtub, wash hand basin and low-level W/C. Benefitting from central heating and a double glazed window, the room enjoys natural light and ventilation, creating a bright and comfortable space. Designed with practicality in mind, the bathroom provides everything required for modern family living.

Rear Garden

A private and well-maintained rear garden, predominantly laid to lawn, providing an excellent outdoor space for families, entertaining, or relaxing. Enclosed by fencing to the boundaries, the garden offers a good degree of privacy and security. Further benefitting from two useful storage sheds, the space is both practical and versatile, catering to a variety of outdoor needs throughout the year.



Total floor area 83.5 m² (899 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Stuart Road,
Glen Parva LEICESTER

- Semi-detached
- Three bedrooms
- Double glazing
- Driveway
- Rear garden

Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers in the region of
£280,000



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Property Ref:
OAD109039 - 0003

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