



## Oakleigh Avenue, Glen Parva, Leicester, LE2 9TH

- Three bedrooms
- Open-plan fitted kitchen
- Presented in ready to move in
- Block paved driveway
- Local amenities, shops and schools
- Modern family bathroom
- Cosy bay fronted lounge
- Enclosed fenced garden, lawn with decorative stone seating area
- Gas central heating and double glazing

**£280,000**



# Oakleigh Avenue, Glen Parva, Leicester, LE2 9TH

## DESCRIPTION

Offered to the market is this fabulous example of a traditional-style home, beautifully presented in modern ready-to-move-in condition, making it an ideal choice for buyers seeking comfort, style and practicality from the moment they arrive.

Stepping inside, the welcoming entrance hallway leads through to a cosy bay-fronted lounge, creating a warm and relaxing space to unwind. The room is enhanced by a feature inset fireplace with surround, adding character and a focal point to the living area.

To the rear of the home, the open-plan fitted kitchen forms the true heart of the house – a wonderful space for everyday living, entertaining family and friends, or preparing your favourite culinary creations. Double-glazed sliding doors open directly from the kitchen onto a decorative stone seating area, perfect for enjoying outdoor dining or a morning coffee. A pathway leads on to the lawned garden, which is fully enclosed with fence panelling to provide a pleasant and private outdoor setting.

Returning to the hallway, stairs rise to the first-floor landing which provides access to three well-appointed bedrooms along with a modern family bathroom. The bathroom is fitted with a stylish three-piece suite comprising a vanity unit with inset wash hand basin, low-level WC and a bath with shower over.

Externally, the front of the home offers two off-road parking spaces on a block-paved driveway, along with gated side access leading to the rear garden.

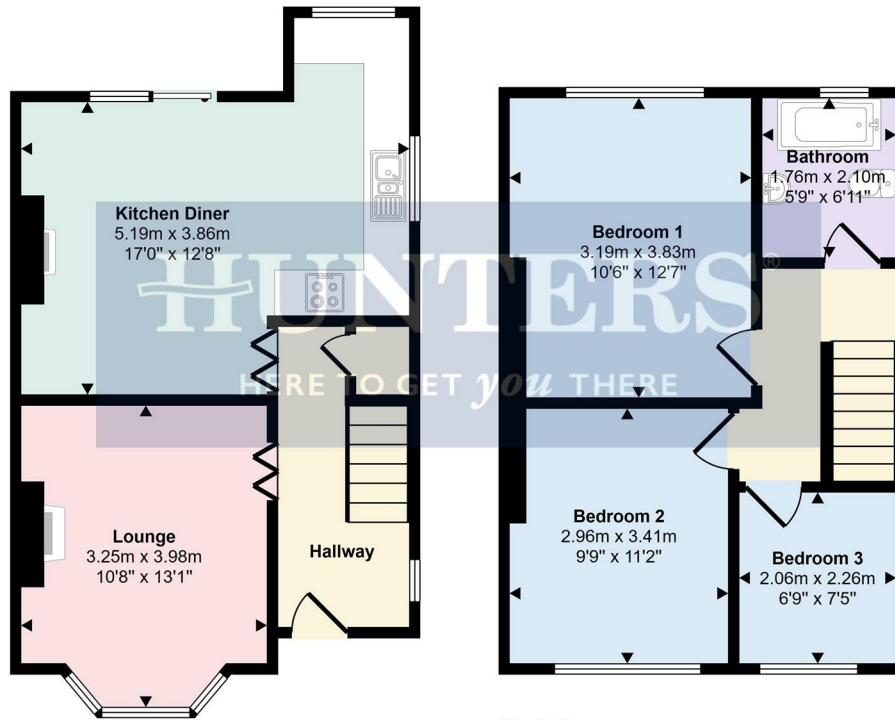
Further benefits include gas central heating, double glazing throughout, and convenient access to a range of local shops, schools and everyday amenities. Early viewing is highly recommended to fully appreciate this inviting home.

Conveniently located, this home is within easy reach of local shops, schools, and amenities, making it an ideal choice for families or first time buyers. To find out more contact your local Hunters estate agents Wigston and arrange your early viewing.





Approx Gross Internal Area  
79 sq m / 845 sq ft



Ground Floor  
Approx 40 sq m / 434 sq ft

First Floor  
Approx 38 sq m / 411 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### Viewings

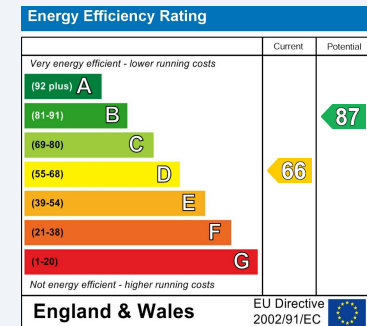
Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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