

## FLOOR PLAN

### DIMENSIONS

#### Hallway

#### Kitchen

9'7 x 6'6 (2.92m x 1.98m)

#### Lounge

12' x 10'10 (3.66m x 3.30m)

#### Dining Room

13' x 10'10 (3.96m x 3.30m)

#### Downstairs Cloakroom

#### Landing

#### Bedroom One

11'11 x 9'9 (3.63m x 2.97m)

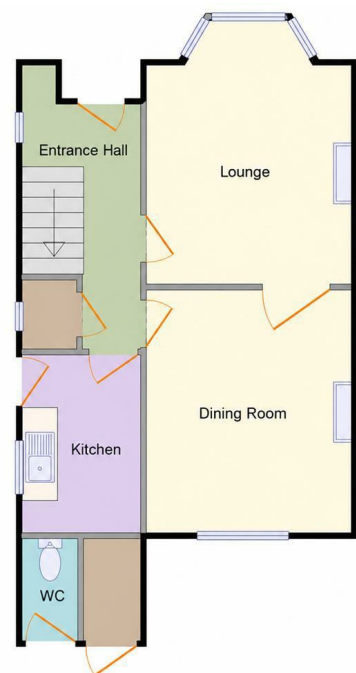
#### Bedroom Two

12'11 x 10'11 (3.94m x 3.33m)

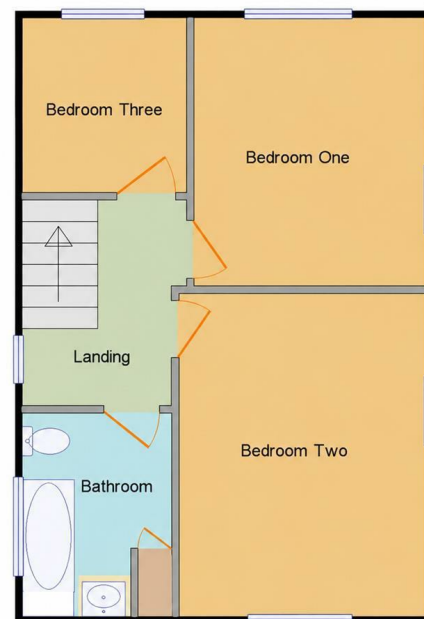
#### Bedroom Three

8' x 7'9 (2.44m x 2.36m)

#### Bathroom



Ground Floor



1st Floor



1 Alderleigh Road, Glen Parva, Leicester, LE2 9TA

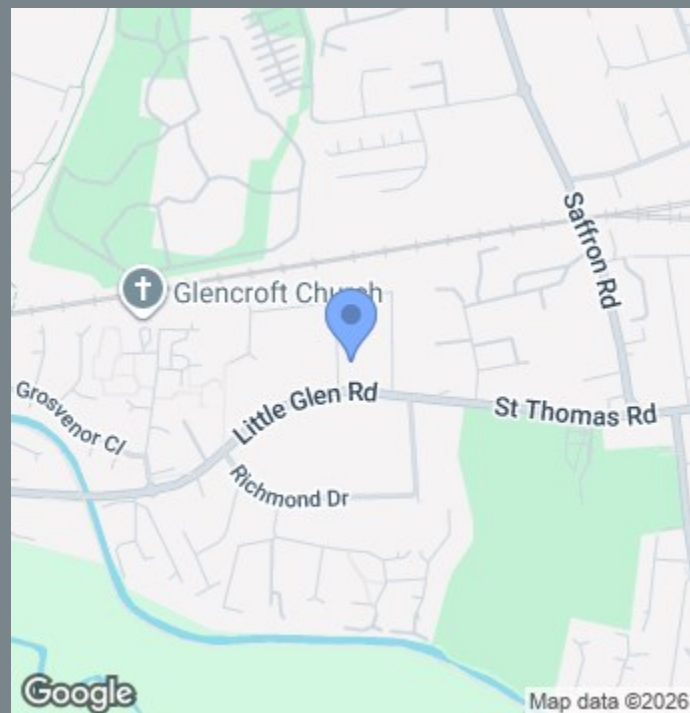
Offers Over £230,000

## OVERVIEW

- Semi Detached Family Home
- No Onward Chain
- Great Location
- In Need Of Modernisation
- Hallway & Lounge
- Dining Room & Kitchen
- Three Bedrooms & Bathroom
- Driveway, Garage & Rear Garden
- Viewing Is Advised
- EER - tbc, Freehold, Tax - B

## LOCATION LOCATION....

Alderleigh Road enjoys a lovely position within Glen Parva, a well-loved village on the edge of Leicester that offers a wonderful mix of countryside charm, community spirit and everyday convenience. The village is known for its peaceful residential feel, scenic canal-side walks and easy access to open green spaces, making it especially appealing to families, dog walkers and those who enjoy the outdoors. Local shops, supermarkets, cafés and everyday amenities can be found nearby in Glen Parva, Blaby and South Wigston, while Fosse Park and Everards Meadows are also within easy reach for a wider choice of shopping, dining and leisure. Families are well served by reputable local schools, including Glen Hills Primary School and nearby secondary options. For commuters, the area is exceptionally practical, with regular bus links into Leicester, nearby rail connections at South Wigston and Narborough, and convenient access to the A6, A563, M1 and M69. Combining village character, green surroundings and strong connectivity, Alderleigh Road offers a welcoming place to call home.



## THE INSIDE STORY

Offering an excellent opportunity for buyers looking to put their own stamp on a property, this three-bedroom semi-detached home provides spacious and versatile accommodation with fantastic potential throughout. Requiring a programme of modernisation, the property presents an ideal project for families, first-time buyers or investors seeking to create a home tailored to their own tastes and requirements. Upon entering, you are welcomed into the entrance hall, which provides access to the main living accommodation. The lounge offers a comfortable reception space with scope for enhancement, while the separate dining room provides a versatile area for family meals, entertaining, or alternative uses such as a playroom or home office. The kitchen is well positioned to serve both the dining room and garden and offers excellent potential for redesign and modernisation. To the first floor are three bedrooms, providing flexible accommodation for growing families, guests or those working from home. A family bathroom completes the first-floor layout. Externally, the property benefits from off-road parking leading to a garage, offering valuable storage, workshop space or secure parking. A garden to the front enhances the property's kerb appeal, while the rear garden provides a private outdoor space with plenty of potential for landscaping and family enjoyment. With generous accommodation, a desirable layout and significant scope for improvement, this property presents a fantastic opportunity to create a wonderful long-term family home.

