



Little Glen Road  
Glen Parva, Leicester, LE2 9TW

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# LITTLE GLEN ROAD

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*Welcome to Little Glen Road, the ideal family home for equestrian lovers. The gated detached property spans over 1650 square foot with multiple living spaces and an enviable rear garden.*

# FIRST IMPRESSIONS

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Occupying an enviable position along the highly regarded Little Glen Road, this exceptional three-bedroom detached residence presents an outstanding opportunity to acquire a spacious and beautifully maintained home in a peaceful semi-rural setting. Combining contemporary living with warmth, charm, and practicality, the property offers an abundance of internal and external space perfectly suited to modern family life. Surrounded by open views and positioned within easy reach of equestrian facilities and countryside walks, the home is ideal for those seeking a quieter lifestyle without compromising on convenience or accessibility.

Situated within the desirable parish of Glen Parva, the property enjoys close proximity to a range of everyday amenities including local shops, supermarkets, cafés, and places of worship, all contributing to the area's strong sense of community. Well-regarded schooling is available nearby, including Parkland Primary School and South Wigston High School, making the location particularly attractive for families. The nearby The Manor offers an excellent choice for dining and social occasions, while convenient road links provide easy access to surrounding villages, Leicester city centre, and major commuter routes.

From the moment you arrive, the property immediately impresses with its attractive frontage, substantial driveway, and welcoming appearance. The generous driveway provides extensive off-road parking for multiple vehicles and leads through secure double gates to a covered carport and garage area, offering both practicality and additional storage options.



# WINE AND DINE

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Stepping inside, the welcoming entrance hall sets the tone for the rest of the home, combining natural light with a sense of openness and comfort. Windows positioned to both the front and rear elevations create a bright and airy first impression, while the thoughtfully designed layout allows for an effortless flow between the principal living spaces.

The utility room has been carefully arranged to provide both function and convenience, making it an invaluable addition for busy households. Fitted work surfaces incorporate a sink and drainer, while ceiling spotlights and a side-facing window enhance the room's bright and modern feel. This practical space also acts as a useful transition area connecting the kitchen and boot room.

The boot room is particularly suited to country living and equestrian lifestyles, offering ample storage solutions for coats, boots, and outdoor equipment. With fitted cupboards, side access to the property, and contemporary ceiling spotlights, the room combines practicality with clean and stylish presentation.

At the heart of the property lies the beautifully appointed kitchen, designed to create a warm and sociable environment ideal for both everyday living and entertaining. The kitchen is fitted with a comprehensive range of wall and base cabinetry, complemented by generous work surfaces that provide excellent preparation space. A breakfast bar creates an informal dining area perfect for family mornings or casual gatherings with friends. The feature log burner introduces a charming focal point, adding character and warmth during the colder months, while recessed spotlights and a large front-facing window enhance the bright and welcoming atmosphere. The kitchen effortlessly balances rustic charm with modern functionality, making it a true centrepiece of the home.











# WORK, REST AND PLAY

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Flowing through from the kitchen and inner hallway, the lounge offers an elegant and comfortable setting designed for relaxation. This generously proportioned reception room benefits from large double glazed windows to the side and rear aspects, allowing natural light to pour in while framing attractive views over the garden. A feature fireplace with decorative surround creates a striking focal point within the room, further enhanced by tasteful ceiling coving and soft, inviting décor. French doors open directly into the conservatory, creating a seamless transition between the living spaces and enhancing the sense of openness throughout the ground floor.

The conservatory serves as a stunning extension of the home and offers exceptional versatility. Surrounded by large windows and benefiting from patio doors opening onto the garden, this impressive space enjoys uninterrupted views of the outdoor surroundings and can easily function as an additional sitting room, dining area, garden room, or entertaining space throughout the year. The inclusion of central heating ensures comfortable use during every season, making it a truly valuable addition to the property.

Accessed from the conservatory is a dedicated office space, perfectly suited for those working remotely or requiring a quiet study area. French doors provide additional natural light and direct external access, creating an inspiring and practical environment for professional or personal use.

The ground floor further benefits from a conveniently positioned shower room fitted with a modern shower cubicle, wash hand basin, and WC, adding flexibility and practicality for visiting guests or multi-generational living arrangements.











# TIME FOR BED

Ascending to the first floor, the landing continues the home's bright and spacious feel, enhanced by a side-facing window and access to the loft space. The principal bedroom provides a peaceful and luxurious retreat, enjoying dual-aspect windows that allow for an abundance of natural light and pleasant outlooks over the surrounding area. Generous proportions ensure ample space for freestanding furniture, while direct access to a private en-suite shower room adds an additional level of comfort and convenience. The en-suite itself is tastefully finished with a modern shower cubicle, vanity wash basin, WC, partially tiled walls, and a side-facing window.

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The second bedroom is another well-proportioned room offering comfortable accommodation for family members or guests. Positioned to the front aspect, the room enjoys plenty of natural light and flexibility for a variety of uses.

The third bedroom is equally versatile and benefits from windows to both the front and side elevations, creating a bright and inviting atmosphere. Ideal as a child's bedroom, nursery, dressing room, or additional office space, the room further highlights the flexibility of the home's layout.

Completing the first floor is the stylish family bathroom, thoughtfully designed with both comfort and aesthetics in mind. Fully tiled walls create a sleek contemporary finish, while the suite comprises a bath with shower over, vanity wash basin, concealed cistern WC, and a chrome heated towel radiator. A side-facing window allows natural light to enhance the bright and polished feel of the space.









## STEP OUTSIDE

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Externally, the property continues to impress with its substantial and beautifully maintained gardens. The rear garden has been carefully landscaped to provide a private and peaceful outdoor sanctuary, perfectly suited to entertaining, family activities, or quiet relaxation. A well-maintained lawn is complemented by mature trees, shrubs, and established planting, creating colour and texture throughout the seasons. A patio seating area provides the ideal setting for al fresco dining and summer gatherings, while the ornamental pond introduces an additional sense of tranquillity and charm.

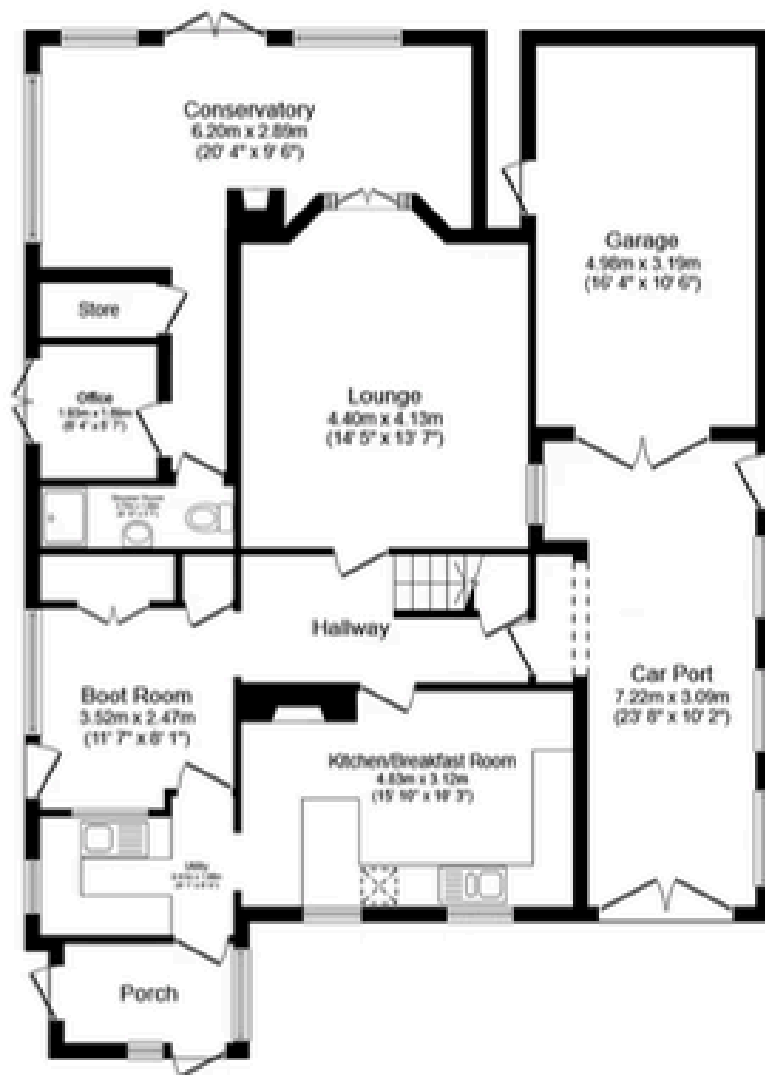
The garage, accessed via double doors from the carport as well as a separate side entrance, offers excellent versatility and could easily serve as additional storage, a workshop, hobby space, or secure parking.

Altogether, this outstanding detached residence successfully combines spacious and versatile accommodation with a peaceful countryside atmosphere, making it a truly exceptional home for families, professionals, or buyers seeking a more relaxed and scenic lifestyle within easy reach of local amenities and transport connections.



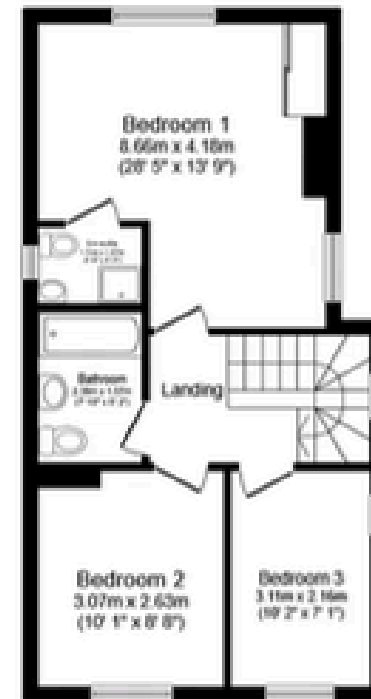






### Ground Floor

Floor area 113. sq.m. (1,216 sq.ft.)



### First Floor

Floor area 41.0 sq.m. (441 sq.ft.)

**Total floor area: 154.0 sq.m. (1,657 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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](http://www.Propertybox.io)

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