



28 Foxhill Drive  
Glen Parva, Leicester, LE2 9NR

£220,000



## Brief Description

Located in the DESIRABLE Glen Parva area of Leicester with NO UPWARD CHAIN, this charming two-bedroom semi-detached house presents an excellent opportunity for first-time buyers. At a glance the accommodation comprises; entrance hall with modern kitchen and spacious living room/diner located on the ground floor. Stairs rise to the first floor offering two double bedrooms and a contemporary three piece white family bathroom suite.

Upon entering, you are welcomed by a bright entrance hall featuring a double-glazed access door, tiled flooring, and a staircase leading to the first floor. The ground floor comprises a SPACIOUS LIVING ROOM/DINER, adorned with laminate wood flooring and enhanced by double-glazed sliding patio doors that open onto the garden, creating a seamless connection between indoor and outdoor living. The MODERN KITCHEN is equipped with a range of stylish wall and base units, a stainless steel circular sink, and an integrated oven with a four-ring gas hob. Dual aspect double-glazed windows allow natural light to flood the space, while the feature metro tiled splashback adds a TOUCH OF ELEGANCE.

Ascending to the first floor, you will find two comfortable double bedrooms, perfect for relaxation. The white family bathroom features a three-piece suite, including a panel bath with an electric shower, a WC, and a wash hand basin, all complemented by modern finishes.

Externally, the property continues to impress with a private rear garden, which is laid to lawn and features a large decked patio, ideal for entertaining. A SUBSTANTIAL summer house provides additional outdoor space, all within an enclosed fenced boundary that offers OPEN VIEWS to the rear. The gravelled and paved driveway ensures convenient off-road PARKING, while the front garden is tastefully landscaped with planted shrubs.

Additional benefits of this delightful home include double glazing and gas central heating, ensuring comfort throughout the seasons. An early viewing is highly advised.





## ON THE GROUND FLOOR

Entrance Hall

Kitchen  
10'8" x 5'9" (3.25m x 1.75m)

Living Room  
13'7" x 11'8" (4.14m x 3.56m)



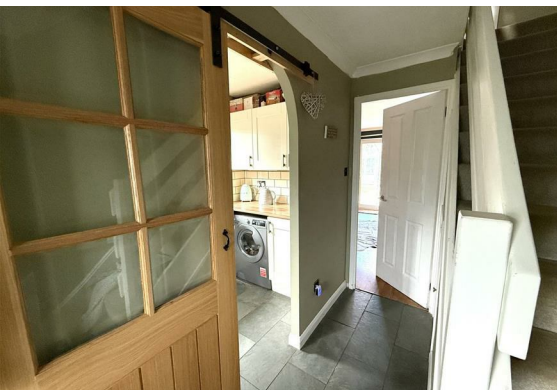
## ON THE FIRST FLOOR

Landing

Bedroom 1  
8'9" x 11'8" (2.67m x 3.56m)

Bedroom 2  
9'0" x 8'7" (2.74m x 2.62m)

Family Bathroom



## ON THE OUTSIDE

Front Garden

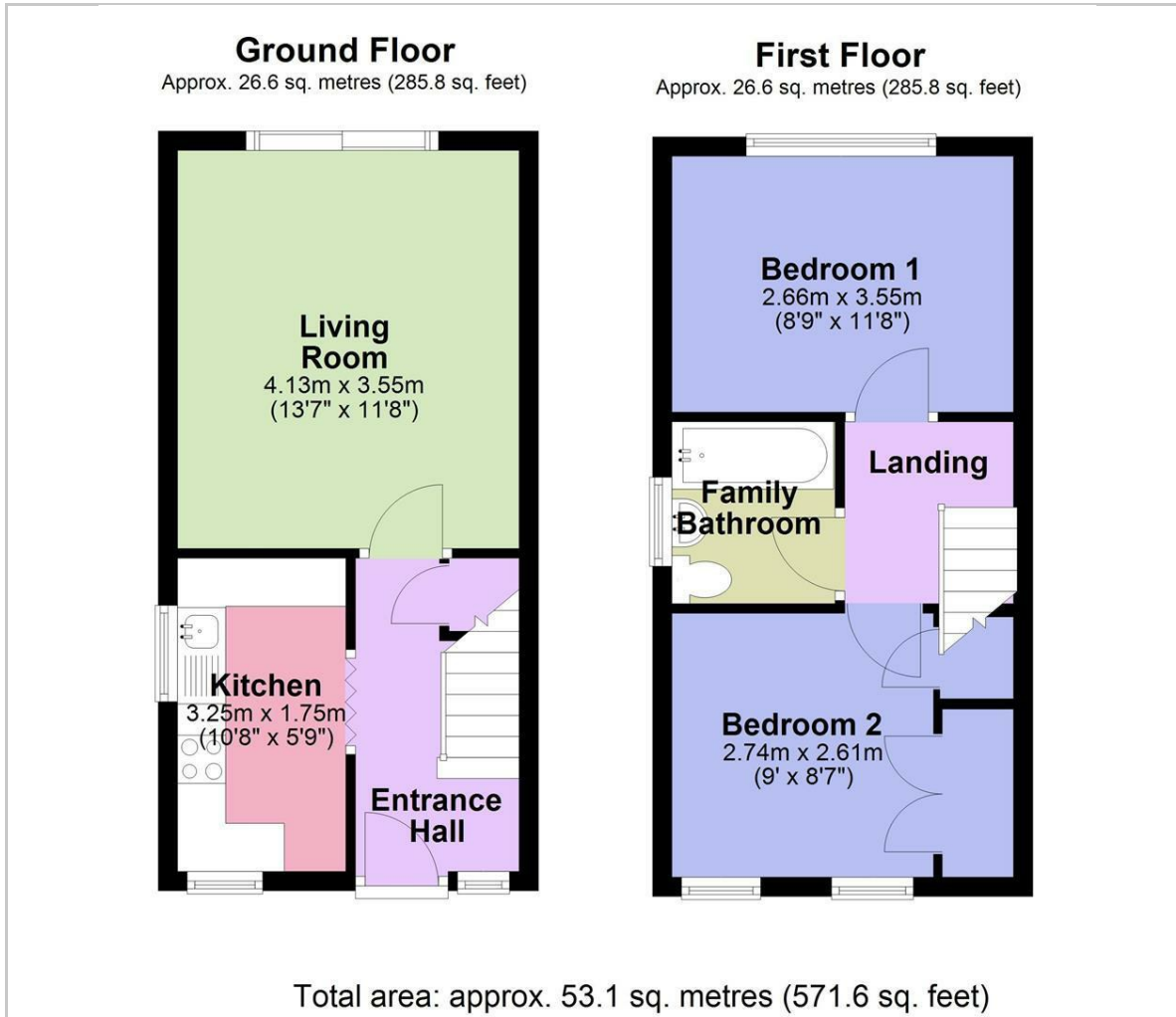
Rear Garden

Driveway





## Floor Plan



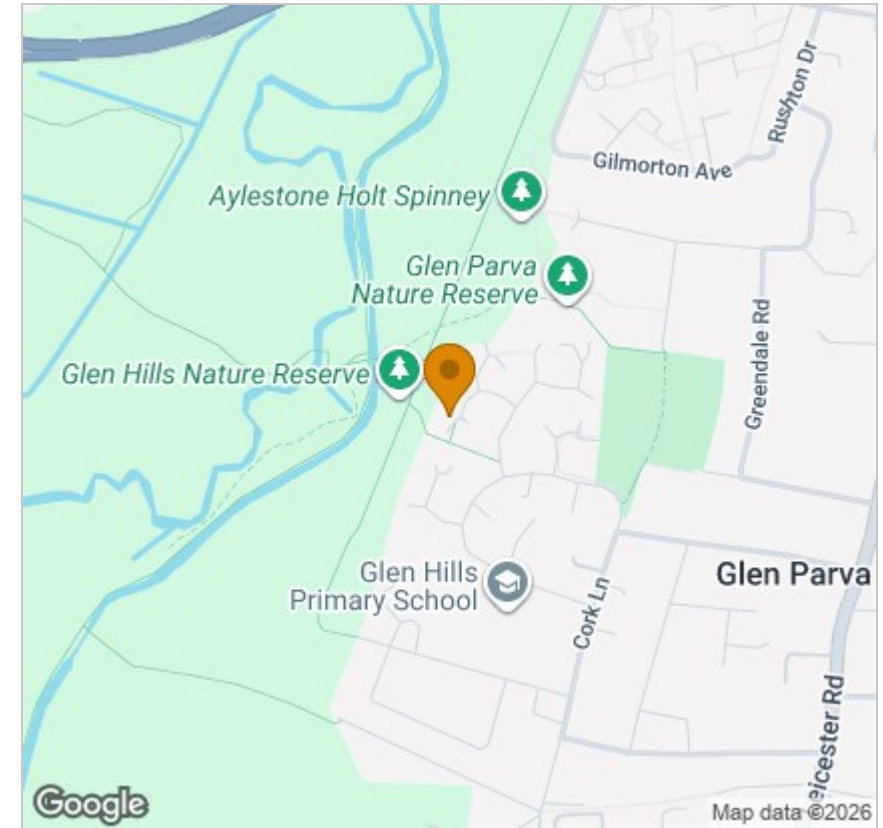
## Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

