

## FLOOR PLAN

### DIMENSIONS

#### Entrance Hallway

#### Lounge

13'02 x 13'10 (4.01m x 4.22m)

#### Family Living Kitchen

24'09 x 16'04 (7.54m x 4.98m)

#### Garage With Utility Area

28'04 x 7'05 (8.64m x 2.26m)

#### Downstairs Cloakroom

4' x 2'07 (1.22m x 0.79m)

#### Landing

#### Bedroom One With En Suite

20'02 x 7'04 (6.15m x 2.24m)

#### Bedroom Two

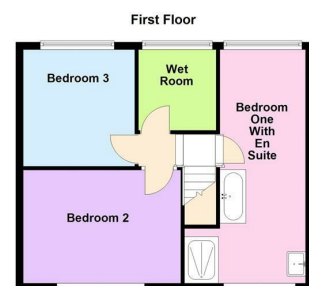
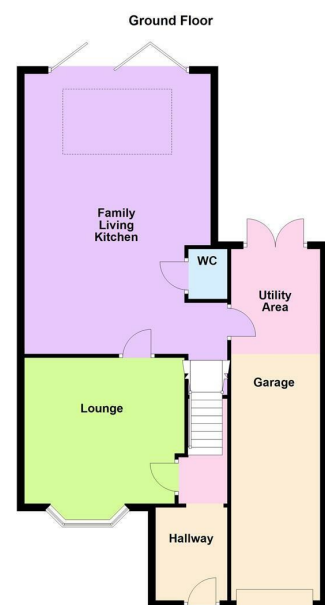
10'04 x 14' (3.15m x 4.27m)

#### Bedroom Three

10'02 x 9'09 (3.10m x 2.97m)

#### Wet Room

6'09 x 7' (2.06m x 2.13m)



**FIXTURES AND FITTINGS** All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.  
**VIEWING** Via our office at 13 Leicester Road, Wigston, Leicester, LE18 1NR  
Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at [www.nestegg-properties.co.uk/](http://www.nestegg-properties.co.uk/)  
**FREE PROPERTY VALUATIONS** Looking to sell? Need a valuation?  
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home.  
Call us on 0116 2811 300 for free advice.  
**OFFER PROCEDURE** If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.  
**MONEY LAUNDERING** Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.  
These details do not constitute part of an offer or contract.  
**Agents notes- FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY.** Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

22 Hillsborough Road, Glen Parva, Leicestershire, LE2 9PL

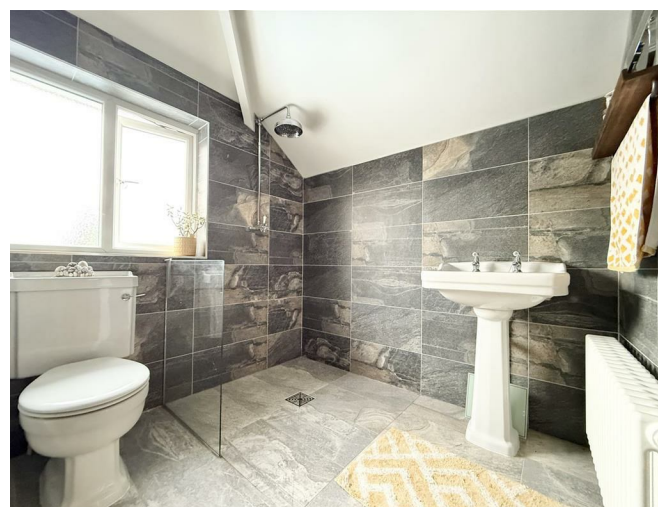
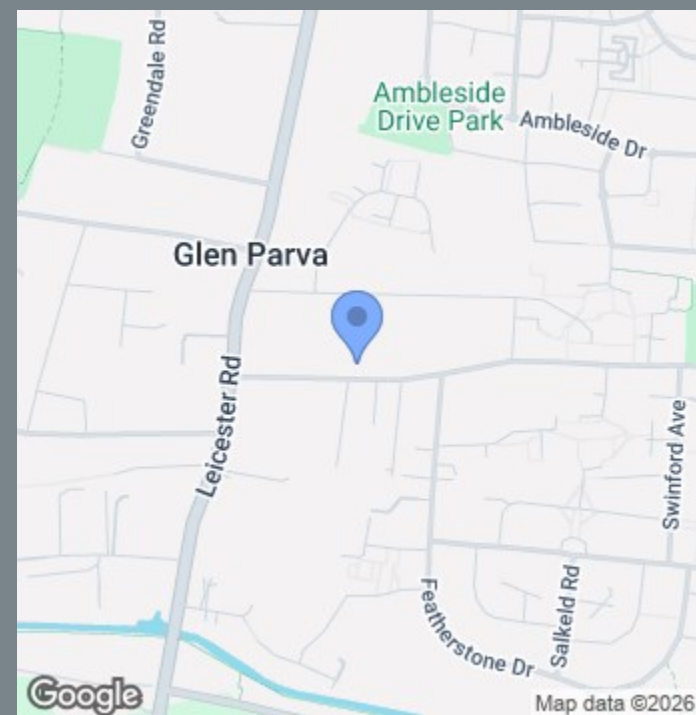
£350,000

## OVERVIEW

- Truly Stunning Family Home
- Fabulous Location
- Entrance Hallway
- Lounge & Family Living Kitchen
- Utility & Downstairs Cloakroom
- Three Double Bedrooms
- Wet Room & En Suite Primary
- Driveway & Garage
- Great Sized Landscaped Garden
- EER - D, Freehold, Tax Band - B

## LOCATION LOCATION....

Hillsborough Road is situated within the popular village of Glen Parva, a well-established and sought-after residential area just south of Leicester. Glen Parva is known for its strong community feel and semi-rural surroundings, while still offering excellent everyday convenience. The area benefits from nearby local shops, supermarkets and amenities in Blaby and South Wigston, with further retail and leisure facilities available at Fosse Park and in Leicester city centre. Families are well served by reputable local primary schools and secondary schooling within easy reach. Residents enjoy excellent access to green spaces, including Glen Parva Manor and the nearby Grand Union Canal towpaths, offering scenic walking and cycling routes. Hillsborough Road is also ideally positioned for commuters, with convenient access to the A6, A563 ring road and M1/M69 motorway links, alongside regular bus services and nearby railway stations at South Wigston and Narborough. Combining village atmosphere with strong transport connections, Glen Parva remains a highly desirable place to live.



## THE INSIDE STORY

An exquisite & thoughtfully extended family home, perfectly positioned in a great location, offering beautifully curated interiors & versatile living space designed for modern family life. A welcoming entrance hall provides practical space for coats & shoes, setting the tone for the quality found throughout. The lounge is both elegant & inviting, featuring a charming bay window with window seat, rich wood flooring & a characterful feature fireplace, creating a cosy yet refined setting ideal for relaxing or entertaining. The true heart of the home is the stunning family living kitchen. Fitted with striking navy shaker-style units complemented by a contrasting cream island with breakfast bar, this space effortlessly combines style & function. Integrated appliances are seamlessly incorporated, while there is generous room for a dining table & chairs, perfect for family meals or hosting guests. A dedicated seating area beneath a dramatic lantern roof creates a wonderful sense of light & space, with bi-folding doors opening onto the garden, beautifully blending indoor & outdoor living. A downstairs cloakroom & separate utility area enhance everyday practicality. Upstairs, the landing leads to three spacious double bedrooms, each thoughtfully presented. The primary suite is a true retreat, featuring an open en-suite arrangement with a striking freestanding bath, walk-in shower & wash hand basin, offering a luxurious, boutique-style feel. Externally, the property benefits from a driveway & garage, providing ample parking & storage. The rear garden is ideal for both relaxation & entertaining, with a raised patio area perfect for outdoor dining, leading down to a lawn offering space for children to play or to simply enjoy the surroundings. A beautifully balanced home where design, comfort & lifestyle come together seamlessly.

