13 Leicester Road, Wigston LE18 1NR
Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk
www.nestegg-properties.co.uk

NESTEGG PROPERTIES

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

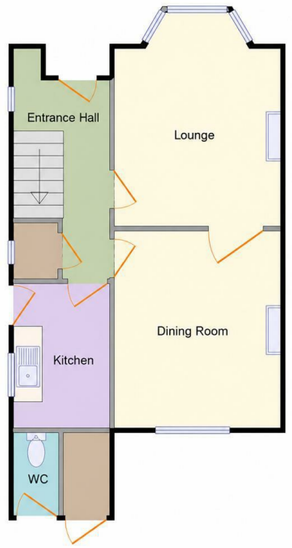
Landing

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

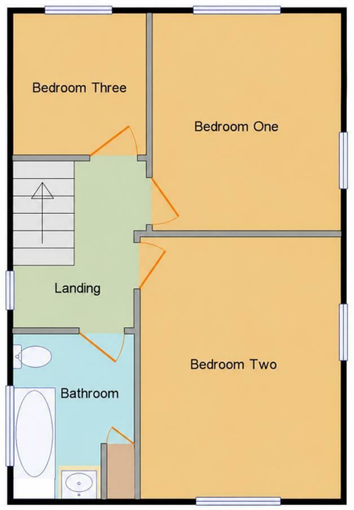
Bedroom Two
12'11 x 10'11 (3.94m x 3.33m)

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

Bathroom



Ground Floor



1st Floor

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/
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.

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

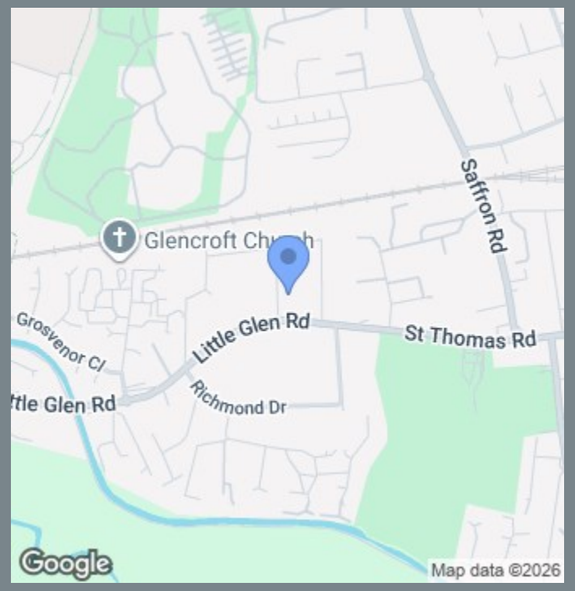
Offers Over £230,000

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.