

## FLOOR PLAN

### DIMENSIONS

**Entrance Hall**  
12'06 x 5'09 (3.81m x 1.75m)

**Lounge**  
12' x 11'03 (3.66m x 3.43m)

**Dining Area**  
8'09 x 8'08 (2.67m x 2.64m)

**Kitchen**  
12'03 x 8'04 (3.73m x 2.54m)

**Downstairs Cloakroom**

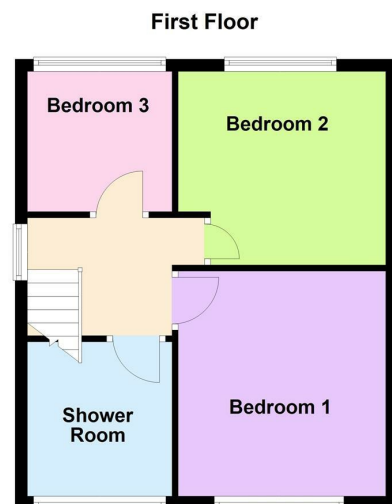
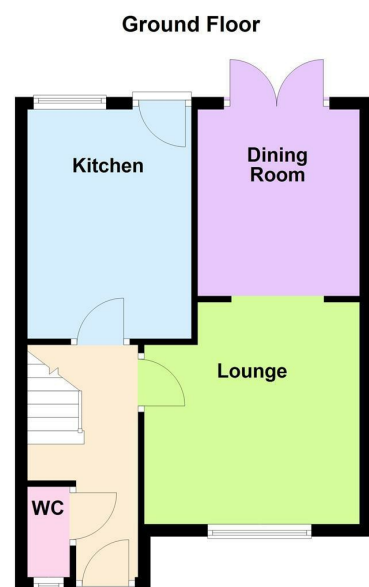
**Landing**

**Bedroom One**  
11'03 x 11'02 (3.43m x 3.40m)

**Bedroom Two**  
10'04 x 9'04 (3.15m x 2.84m)

**Bedroom Three**  
7'06 x 7'10 (2.29m x 2.39m)

**Shower Room**  
8'04 x 8'03 (2.54m x 2.51m)



**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.

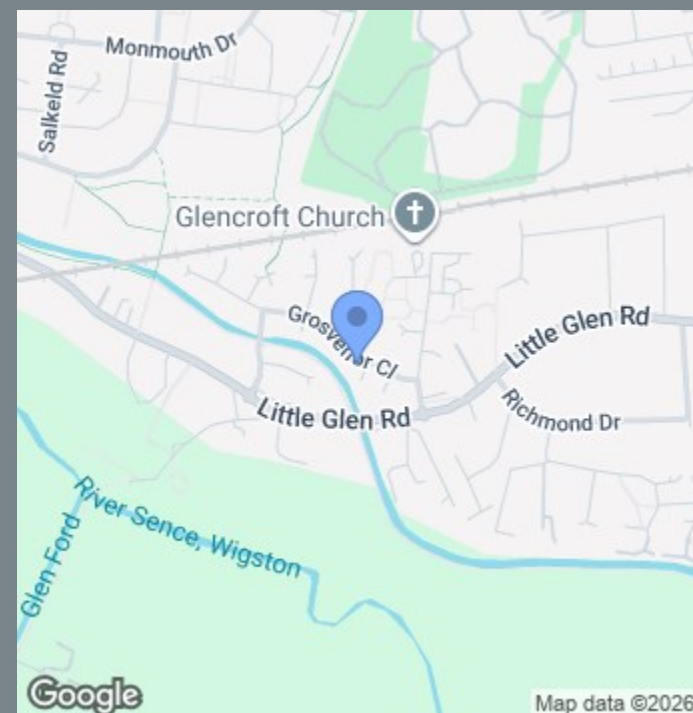
25 Grosvenor Close, Glen Parva, LE2 9UG  
Offers Over £300,000

## OVERVIEW

- Modern Detached Family Home
- Great Plot & Fabulous Location
- Hallway & Downstairs Cloakroom
- Lounge Diner & Kitchen
- Three Bedrooms
- Beautiful Shower Room
- Two Driveways & Garage
- Landscaped Garden
- Viewing Is A Must
- EER - C, Freehold, Tax - C

## LOCATION LOCATION....

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



## THE INSIDE STORY

Occupying a lovely plot within the highly regarded area of Glen Parva, this beautifully presented detached family home offers stylish & versatile accommodation perfectly suited to modern living. The property immediately impresses with its attractive frontage, well-maintained front garden, garage & the added benefit of two separate driveways positioned either side of the home, providing ample off-road parking for family & visitors alike. Stepping inside, the welcoming entrance hallway sets the tone for the accommodation beyond. The spacious lounge diner is undoubtedly the heart of the home — a superb space designed for both relaxing & entertaining. The lounge area is centred around a charming feature fireplace, perfect for cosy evenings, while the large front-facing window allows natural light to pour into the room. The dining area offers plenty of space for family meals & social gatherings, with elegant French doors opening directly onto the rear garden, seamlessly connecting indoor & outdoor living. The kitchen has modern grey shaker-style units paired with contrasting work surfaces to create a timeless finish. A stylish sink drainer with gold mixer tap adds a luxurious touch, while the integrated oven, hob & extractor provide practicality for everyday cooking. Completing the ground floor is a convenient downstairs cloakroom. To the first floor, the landing provides access to three beautifully finished bedrooms. Bedrooms one & two are enhanced by elegant panelled feature walls, adding character & a boutique-inspired feel. The third bedroom offers excellent versatility & could equally serve as a nursery, dressing room or home office. The family shower room has been tastefully fitted with a sleek contemporary suite. Externally, the landscaped rear garden has been carefully designed for both entertaining & relaxation, featuring a patio seating area, decorative stone sections & a charming summer house ideal as a garden retreat or entertaining space.

