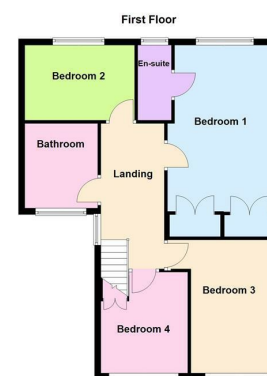


FLOOR PLAN

DIMENSIONS

- Porch**
3'04 x 5'08 (1.02m x 1.73m)
- Entrance Hallway**
2'109 x 5'08 (6.63m x 1.73m)
- Lounge**
23'05 x 10'08 (7.14m x 3.25m)
- Open Plan Living Kitchen**
19' x 17'03 (5.79m x 5.26m)
- Sun Room**
11'03 x 10'11 (3.43m x 3.33m)
- Downstairs Cloakroom**
2'09 x 4'04 (0.84m x 1.32m)
- Landing**
15'02 x 5'08 (4.62m x 1.73m)
- Bedroom One**
20' x 11'03 max (6.10m x 3.43m max)
- En Suite**
7'11 x 2'10 (2.41m x 0.86m)
- Bedroom Two**
13'03 x 8'01 (4.04m x 2.46m)
- Bedroom Three**
7'11 x 11'04 (2.41m x 3.45m)
- Bedroom Four**
9'09 x 8'05 (2.97m x 2.57m)
- Bathroom**
8'10 x 7'05 (2.69m x 2.26m)
- Garage**
18'09 x 7'08 (5.72m x 2.34m)
- Home Office**
14'08 x 11'07 (4.47m x 3.53m)
- Gym**
17'08 x 9'08 (5.38m x 2.95m)



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.

45 Grange Drive, Glen Parva, LE2 9PH

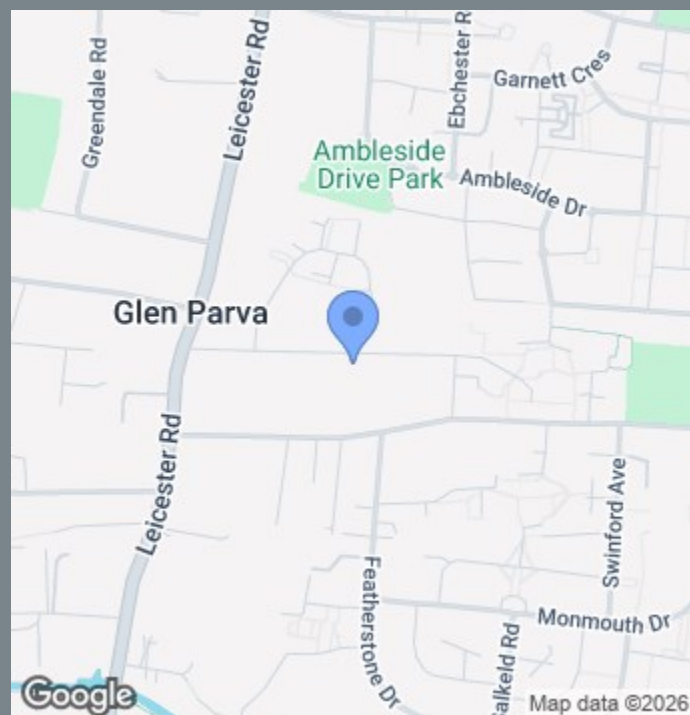
£450,000

OVERVIEW

- Spacious, Extended, Detached Family Home
- Stunning Throughout & No Chain
- Porch & Hallway
- Lounge & Beautiful Open Plan Living Kitchen
- Sun Room & Downstairs Cloakroom
- Four Bedrooms, En Suite & Family Bathroom
- Driveway & Garage
- Generous Garden, Gym & Home Office
- Viewing Is a Must
- EER - D, Freehold, Tax - C

LOCATION LOCATION....

Glen Parva is a highly regarded area offering beautiful canal-side scenery and picturesque countryside walks, popular with walkers, cyclists and horse riders alike. The location is within easy reach of Everards Meadows and Fosse Park Retail Centre, providing a great mix of outdoor space, shopping and leisure facilities. Families are well catered for with reputable local schooling including Glen Hills Primary School and nearby secondary education options. The area also benefits from excellent transport links, with regular bus services providing direct access into Leicester city centre, alongside convenient connections to the M1 and M69 motorway networks. Everyday amenities can be found close by in Blaby, with a wider range of supermarkets, restaurants and retail stores available at Fosse Park.



THE INSIDE STORY

Situated in a desirable location, this spacious & stylish detached family home is offered to the market with no onward chain, providing beautifully presented accommodation perfectly suited to modern family living. The property is entered via a porch leading into a welcoming hallway that sets the tone for the impressive space beyond. The lounge is a bright & inviting room, benefitting from a bay window to the front, additional side windows allowing natural light to flood in, & a charming log burning stove creating a cosy focal point. Bifolding doors open seamlessly into the stunning family living kitchen, creating a wonderful open-plan environment ideal for entertaining & everyday life. The kitchen is undoubtedly the heart of the home, thoughtfully designed with solid oak wall & base cabinets, quartz & oak worktops, a contrasting island, Belfast sink, & integrated appliances including a fridge, freezer, microwave & dishwasher. There is ample room for dining & relaxed seating, while bifolds open into the sun room, enhancing the sense of space & creating a fantastic connection to the garden. A downstairs cloakroom adds further practicality, while upstairs the landing leads to four well-proportioned bedrooms, perfectly suited to family living or guest accommodation. The primary bedroom benefits from walk-in wardrobes & en suite shower room, while the family bathroom is fitted with a four-piece suite comprising bath, sink with vanity storage, WC & separate shower cubicle. Externally, the property continues to impress with a driveway providing off-road parking & access to a garage with plumbing for a washing machine. The extensive rear garden is beautifully maintained, featuring patio areas, lawn & plenty of space for relaxing or entertaining. Further additions include a gym & separate home office, creating excellent versatile spaces ideal for modern lifestyles. A truly impressive home offering space, style & flexibility—early viewing is highly recommended.

