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

Porch
3'4 x 5'10 (1.02m x 1.78m)

Hallway

Lounge Diner
21'04 x 10'05 (6.50m x 3.18m)

Dining Kitchen
13'08 x 10'10 (4.17m x 3.30m)

Downstairs Cloakroom

Landing

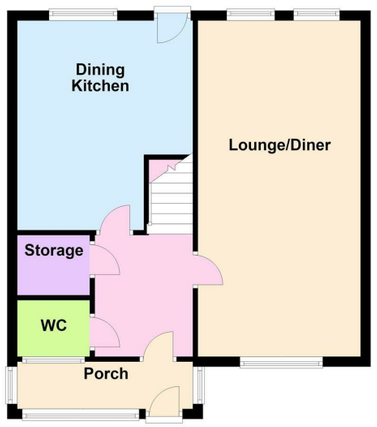
Bedroom One
13'7 x 10'05 (4.14m x 3.18m)

Bedroom Two
13' x 10'10 (3.96m x 3.30m)

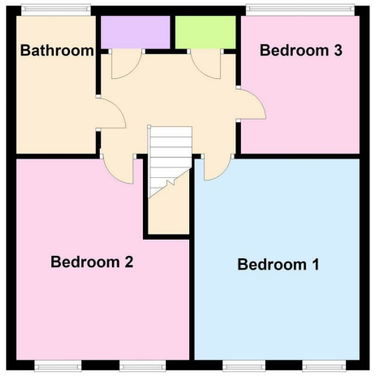
Bedroom Three
8'07 x 7'06 (2.62m x 2.29m)

Bathroom
8'01 x 4'05 (2.46m x 1.35m)

Ground Floor



First 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.

42 Lockhouse Close, Glen Parva, LE2 9GT

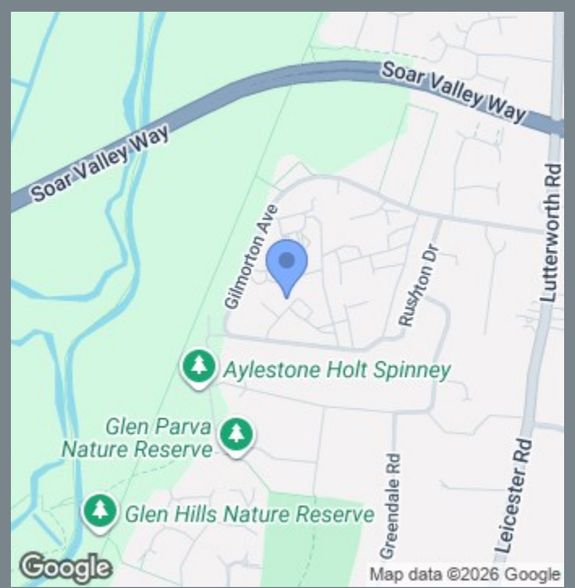
£240,000

OVERVIEW

- Beautiful & Spacious Family Home
- Great Location
- Porch & Hallway
- Lounge Diner
- Dining Kitchen
- Downstairs Cloakroom
- Three Bedrooms & Bathroom
- Driveway & Landscaped Rear Garden
- Viewing Is Essetial
- EER - tbc, Freehold, Tax - A

LOCATION LOCATION....

Lockhouse Close enjoys a lovely position within the popular residential area of Glen Parva, offering a wonderful balance of everyday convenience, green open spaces & excellent transport connections. This well-established community has plenty to offer, with local amenities at Carvers Corner including a convenience store, pharmacy, post office, hairdressers & places to grab a bite to eat, whilst nearby Blaby village provides a further selection of independent shops, supermarkets, cafés & traditional pubs. For those who enjoy a little retail therapy, Fosse Park Shopping Centre is also within easy reach, offering an excellent choice of high street favourites, restaurants & leisure facilities. Families are well catered for with local schooling including Glen Hills Primary School, along with further educational options in the surrounding areas. One of the real attractions of this location is the abundance of beautiful outdoor spaces, with Glen Parva & Glen Hills Nature Reserves, the Grand Union Canal & the Great Central Way providing wonderful opportunities for leisurely weekend walks, cycling, dog walking & enjoying the countryside. The nearby Dorothy Avenue Playing Fields offer recreational space & children's play facilities, whilst Glen Hills Library, the local community café & Memorial Hall help create a welcoming community atmosphere. Everards Meadows & Aylestone Meadows are also popular destinations for those who love exploring the outdoors. Commuters will appreciate the convenient access to Leicester city centre via the A426 Leicester Road, with excellent connections to the surrounding villages, the M1 & M69 motorway networks, whilst regular bus services & nearby South Wigston railway station provide additional travel options.











THE INSIDE STORY

Tucked away in a lovely cul de sac location, this delightful three bedroom family home offers spacious living accommodation, a fabulous dining kitchen & a beautifully landscaped garden, making it a wonderful place to call home! Stepping inside, the handy entrance porch provides space for coats & shoes before leading into the welcoming hallway. The generous lounge diner is a lovely room for the whole family to enjoy, with windows to both the front & rear allowing natural light to fill the space. With ample room for comfortable seating & a dining table, this versatile room is perfect for cosy evenings in front of the television, family meals or entertaining friends. The fabulous dining kitchen is another wonderful space, fitted with modern wall & base cabinets complemented by contrasting granite worktops, an integrated fridge freezer & dishwasher. A matching breakfast bar provides the perfect spot for morning coffees, quick breakfasts or catching up whilst dinner is being prepared, whilst a door opens directly onto the rear garden. A handy downstairs cloakroom & useful storage cupboard add that all-important practicality for busy family life. Upstairs, the landing leads to three good sized bedrooms, each offering comfortable accommodation for the family, visiting guests or perhaps that much-needed home office or dressing room. A family bathroom completes the first floor, whilst two further cupboards on the landing provide plenty of space to keep everyday essentials neatly tucked away. Outside, the driveway provides handy off road parking, whilst the lovely rear garden has been thoughtfully landscaped with low maintenance living in mind. Arranged over different levels, with patio areas offering wonderful spots to sit back & enjoy the sunshine, host summer barbecues or simply relax with a glass of something chilled, this is a garden designed for enjoyment rather than endless upkeep!







