

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge

13'06" x 14'8" (4.11m x 4.47m")

Kitchen Diner

20'22" x 12'35" max (6.10m x 3.66m max)

Snug

11'91" x 7'02" (3.35m x 2.18m")

Utility

5'13" x 7'02" (1.52m x 2.18m")

Downstairs W/C

3'95" x 4'42" (0.91m x 1.22m")

Bedroom One

12'49" x 13'44" (3.66m x 3.96m")

Bedroom Two

10'69" x 12'07" max (3.05m x 3.84m max)

Bedroom Three

9'41" x 10'52" max (2.74m x 3.05m max)

Bedroom Four

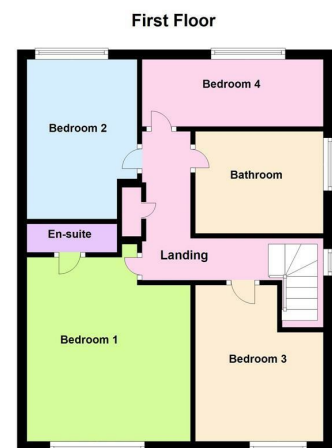
9'44" x 7'18" (2.74m x 2.13m")

Family Bathroom

6'2" x 6'19" (1.88m x 1.83m")

En Suite

8'11" x 2'58" (2.72m x 0.61m")



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.

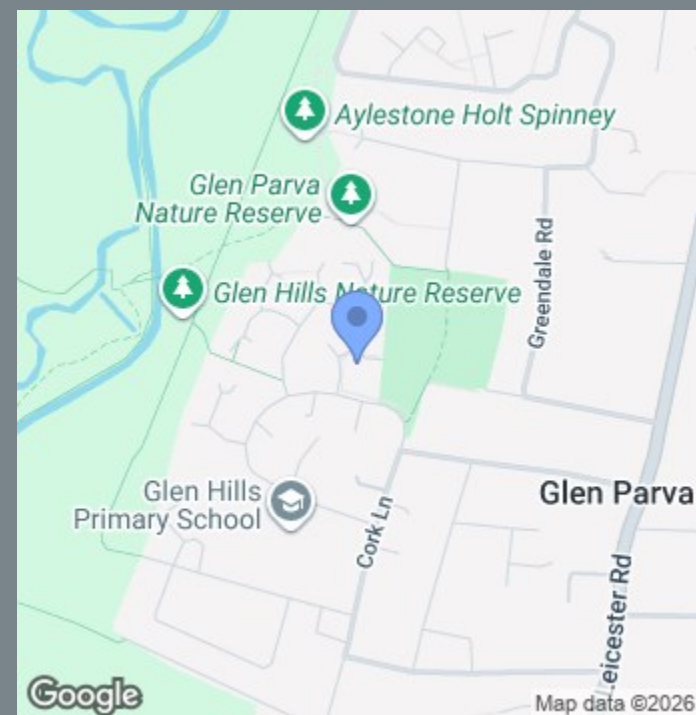
6 Nursery Hollow, Glen Parva, Leicester, LE2 9NX
Offers In Excess Of £375,000

OVERVIEW

- Detached Family Home
- Lounge and a Snug Room
- Kitchen Diner
- Utility Room and Downstairs WC
- Four Bedrooms
- Family Bathroom and En suite
- Private Rear Garden
- Garage and Driveway Providing Ample Off Road Parking
- Freehold, Council Tax band, EER Rating
- Must Be Viewed

LOCATION LOCATION....

Nestled in a sought-after cul de sac, this attractive home on Nursery Hollow offers the perfect blend of comfort, privacy, and convenience. Located in the popular village of Glen Parva, the property benefits from a quiet residential setting with minimal through traffic, ideal for families and those seeking a more relaxed pace of life. The area is well-regarded for its friendly community feel and easy access to nearby green spaces, including scenic walks and parks. Excellent local amenities, reputable schools, and convenient transport links into Leicester city centre are all within easy reach. This is a fantastic opportunity to secure a home in a desirable suburban location that combines tranquillity with everyday practicality.



THE INSIDE STORY

Nestled in the charming area of Nursery Hollow, Glen Parva, Leicester, this delightful detached family property has the perfect blend of comfort and modern living. Offering fabulous accommodation over two floors and must be viewed to truly appreciate all this home has to offer.

Upon entering into the entrance hall there are doors to your downstairs living, with stairs rising to the first floor. The cosy lounge provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The kitchen diner is a standout feature, offering a contemporary space for family meals and gatherings. Additionally, a snug area provides a cosy retreat for quieter moments. The convenience of a downstairs WC and a utility room adds to the practicality of this home. To the first floor are four bedrooms, three doubles and a good size single. The family bathroom is thoughtfully designed, with bedroom one benefitting from an en suite, ensuring privacy and comfort for all of the family. Outside, the private rear garden presents a lovely outdoor space for children to play or for hosting summer barbecues. The property also boasts a driveway and a garage, providing ample parking for several cars. This home in Nursery Hollow is not just a property; it is a place where memories can be made. With its excellent layout and desirable features, it is sure to appeal to those looking for a family-friendly environment in a sought-after location.

