

FLOOR PLAN

DIMENSIONS

Entrance Porch
7'02 x 7'11 (2.18m x 2.41m)

Lounge
12'11 x 13'04 (3.94m x 4.06m)

Family Living Kitchen
18'04 x 16'03 (5.59m x 4.95m)

Landing

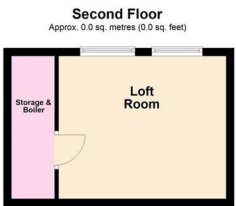
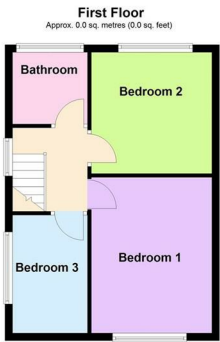
Bedroom One
13' x 10'02 (3.96m x 3.10m)

Bedroom Two
10'08 x 10'02 (3.25m x 3.10m)

Bedroom Three
10'01 x 6'05 (3.07m x 1.96m)

Family Bathroom
6'02 x 6'03 (1.88m x 1.91m)

Loft Room
11'08 x 13'08 (3.56m x 4.17m)

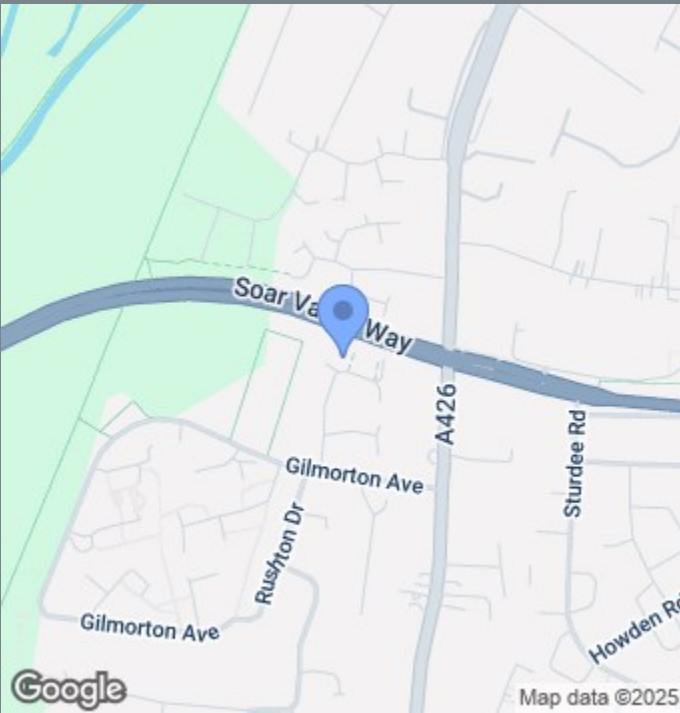


OVERVIEW

- Fabulous Family Home
- Cul De Sac Location
- Entrance Hall & Lounge
- Family Living Kitchen
- Three Bedrooms & Loft Room
- Modern Family Bathroom
- Landscaped Garden
- Driveway & Garage
- Viewing Essential
- EER Rating - D, Freehold, Tax Band - B

LOCATION LOCATION....

Fontwell Drive in Glen Parva is perfectly positioned for both convenience and lifestyle, making it an ideal choice for families and professionals. The area boasts a range of well-regarded schools including Glen Hills Primary. Excellent transport links include easy access to the M1 and M69, as well as regular bus routes to Leicester city centre. Local amenities are plentiful, with nearby supermarkets, shops, and the extensive Fosse Park retail complex just a short drive or walk away. For those who enjoy the outdoors, the property is within walking distance of the picturesque Great Central Way – a scenic route ideal for walking and cycling – which leads to Everards Meadow, a popular spot with green spaces, cafes and direct access to the Grand Union Canal. This location combines suburban peace with excellent connectivity and access to nature.



THE INSIDE STORY

Located in a peaceful cul-de-sac, this beautifully presented family home offers a perfect blend of style, comfort & practicality. From the moment you step into the welcoming entrance porch—with space for coats, shoes & everyday essentials—you’ll feel right at home. The tastefully decorated lounge is filled with natural light from the front aspect window, creating a calm & cosy space to relax. The heart of the home is the stunning open-plan family living kitchen, designed for both everyday living & entertaining. Featuring Venetian plastering along one wall, sleek navy wall & base units with contrasting worktops, a matching central island & an array of integrated appliances including a fridge/freezer, eye-level oven, microwave, hob & dishwasher—this space truly has it all. There’s room for a dining table & comfy seating, while the bi-fold doors seamlessly open out to the garden, blending indoor & outdoor living. Upstairs offers three well-proportioned bedrooms & a stylish, modern family bathroom. The loft room is currently used as a fourth bedroom, complete with skylight windows that flood the space with light—ideal as a guest room, home office or peaceful retreat. Outside, the home continues to impress. The front garden adds lovely kerb appeal, while the driveway & garage offer practical parking & storage solutions. The landscaped rear garden is a dream—featuring a lawn, raised seating area for alfresco dining & an artificial grassed section currently used for a hot tub—perfect for relaxing evenings or weekend entertaining. Not overlooked, this outdoor space offers privacy & tranquility for the whole family to enjoy. This charming property is ready to welcome its next owners—early viewing is highly recommended!

