

## FLOOR PLAN

### DIMENSIONS

**Lounge**  
13'06 x 17'03 max (4.11m x 5.26m max)

**Dining Room**  
11' x 8'11 (3.35m x 2.72m)

**Kitchen**  
11' x 7'05 (3.35m x 2.26m)

**Landing**

**Bedroom One**  
13'06 x 10'01 (4.11m x 3.07m)

**Bedroom Two**  
11'03 x 10'01 (3.43m x 3.07m)

**Bedroom Three**  
10'04 x 6'05 (3.15m x 1.96m)

**Shower Room**  
6'03 x 6'05 (1.91m x 1.96m)



**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/](http://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.

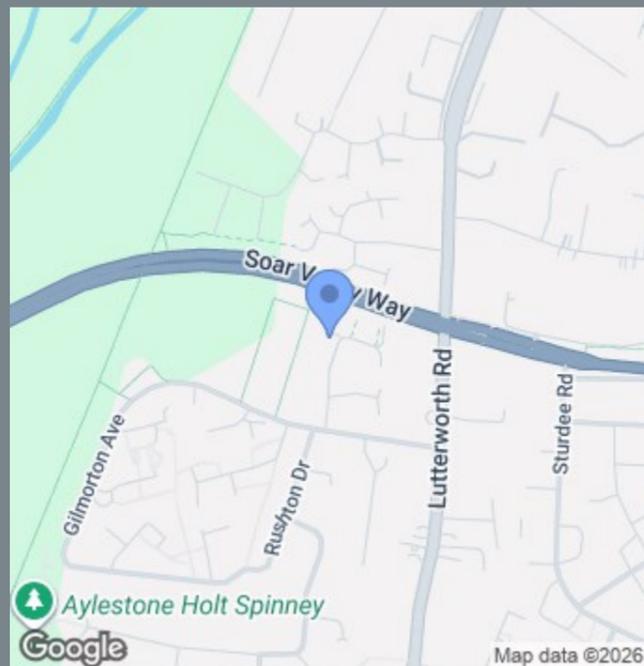
30 Fontwell Drive, Glen Parva, LE2 9NL  
**Offers Over £230,000**

## OVERVIEW

- Family Home In Cul De Sac Location
- No Onward Chain
- Lounge & Dining Room
- Fitted Kitchen
- Three Bedrooms
- Shower Room
- Driveway & Garage
- Enclosed Garden & Open Views To Rear
- Viewing Is Advised
- EER - D, Freehold, Council Tax Band - B

## LOCATION LOCATION....

Fontwell Drive in Glen Parva offers a warm and welcoming setting that beautifully balances suburban calm with everyday convenience. The area is surrounded by green spaces and nearby parks, perfect for leisurely walks, family outings, or simply enjoying the outdoors. A strong sense of community can be felt here, with friendly neighbours and a variety of local shops that provide both essentials and little luxuries close to home. Families benefit from a choice of well-regarded schools in the area, making it an excellent place to put down roots. For shopping and leisure, the popular Fosse Park retail destination is just a short drive away, offering an impressive range of high-street stores, restaurants, and entertainment options. Excellent transport links make commuting or exploring the wider region a breeze, while amenities and recreational facilities ensure everything you need is within easy reach. Altogether, Fontwell Drive captures the charm of a connected yet peaceful lifestyle.



## THE INSIDE STORY

Set in a peaceful cul-de-sac location, this lovely family home is full of potential and benefits from no onward chain, making it an excellent opportunity for a new family to move in and make it their own. With open views to the side and rear, the property enjoys a bright and airy setting, while the generous layout provides both space and flexibility for everyday living. The welcoming lounge is particularly spacious, with a feature fireplace creating a natural focal point and offering plenty of room for the family to gather and relax. The separate dining room, with its direct access onto the garden, is perfect for family meals or entertaining guests, and links seamlessly with the kitchen, which is fitted with a range of wall and base units offering useful storage and work surfaces. Upstairs, the landing leads to three good-sized bedrooms, including a principal bedroom with fitted wardrobes providing practical storage. The shower room completes the accommodation, and while the property would benefit from some decorative updating, it offers a wonderful blank canvas for buyers to add their own style and personality. Outside, the home is equally appealing, with a driveway to the front providing off-road parking, a carport to the side, and a detached garage for additional parking or storage. The rear garden has been designed for low maintenance, featuring an undercover seating area that allows for outdoor enjoyment throughout the seasons, while still leaving scope for landscaping or gardening to suit personal tastes. Altogether, this is a much-loved family home offering a rare chance to create a stylish modern interior while enjoying a peaceful position with far-reaching views – a property ready to welcome its next chapter.

