

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge

15'3 x 9'10 (4.65m x 3.00m)

Dining Room

11'7 x 7'7 (3.53m x 2.31m)

Kitchen

13'1 x 8'3 (3.99m x 2.51m)

Utility

10'11 x 5'02 (3.33m x 1.57m)

Landing

Bedroom One

14'2 x 8'11 (4.32m x 2.72m)

Bedroom Two

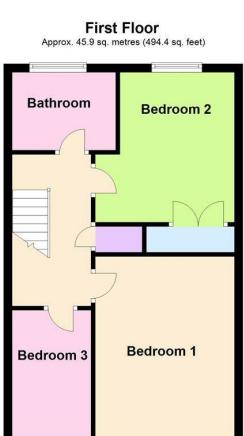
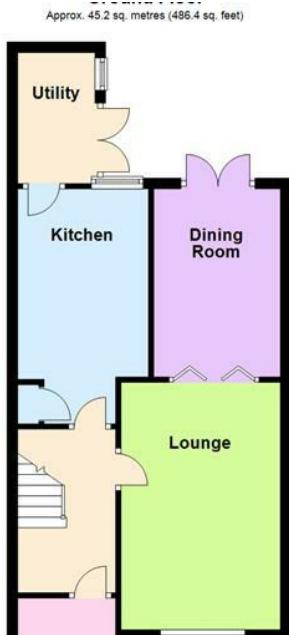
11'7 x 9' (3.53m x 2.74m)

Bedroom Three

9'10 x 8'3 (3.00m x 2.51m)

Bathroom

7' x 6' (2.13m x 1.83m)



80 Knightsbridge Road, Glen Parva, Leicestershire, LE2 9TZ

Offers Over £235,000

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

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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

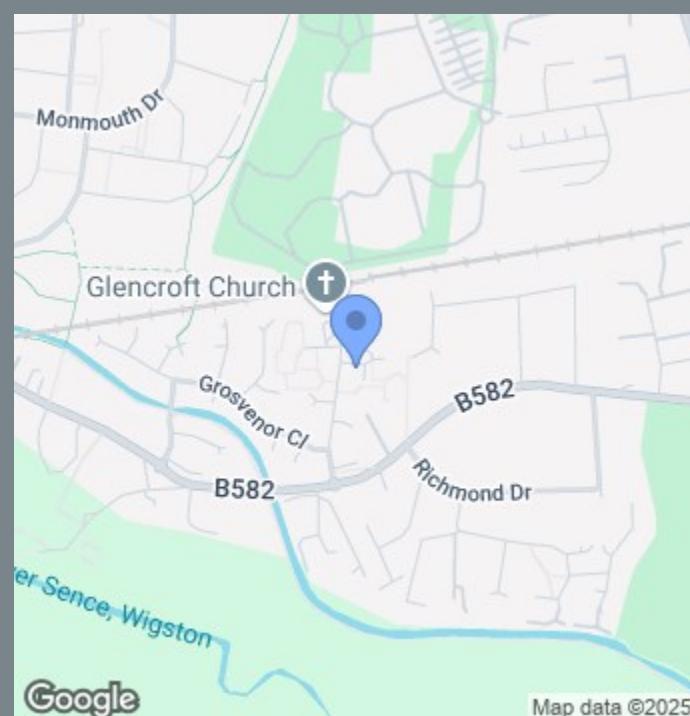
condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

OVERVIEW

- Stunning Family Home
- Corner Plot
- Entrance Hall & Lounge
- Dining Room
- Kitchen & Utility
- Three Bedrooms
- Family Bathroom
- Landscaped Garden
- EER Rating - C, Freehold
- Council Tax Band - A

LOCATION LOCATION....

Nestled amidst green spaces and parks, Glen Parva offers a peaceful retreat from the hustle and bustle of city life while remaining well-connected to urban conveniences. Residents enjoy easy access to local shops, supermarkets, and eateries, ensuring everyday needs are met within close proximity. The area is characterised by its family-friendly environment, with excellent schools and recreational facilities nearby. Picturesque walking paths and nature trails provide opportunities for outdoor exploration and leisure activities, making Glen Parva an ideal location for nature enthusiasts and active individuals alike.



THE INSIDE STORY

Nestled in a highly sought-after location, this beautiful family home exudes charm and elegance at every turn. Stepping into the welcoming entrance hall, you're greeted by the timeless appeal of wooden flooring, which seamlessly flows through into the beautiful fitted kitchen, adding warmth and character to the space. Every room in this tastefully decorated home has been thoughtfully designed to create a harmonious living environment. The lounge boasts a tranquil ambiance, with a window to the front flooding the room with natural light, creating an inviting retreat for relaxation and unwinding after a long day. Adjacent to the lounge, the dining room beckons with French doors leading out to the garden, inviting the outdoors in and providing the perfect backdrop for memorable family gatherings and entertaining guests. Adding to the convenience of the home, a utility room offers practicality and organisation, ensuring that household tasks are completed with ease. Ascending the stairs, you'll find a well-appointed landing leading to three bedrooms, each offering its own unique sanctuary for rest and rejuvenation. The family bathroom exudes sophistication, offering a tranquil space to indulge in a luxurious bath or refreshing shower. Outside, the property boasts a front garden that enhances its kerb appeal, while the landscaped rear garden is a true oasis, featuring a raised decked seating area where you can bask in the serenity of the surroundings and enjoy outdoor dining or simply soak up the sunshine in style. In summary, this exquisite family home offers a perfect blend of style, comfort, and functionality in a coveted location.

