

FLOOR PLAN

DIMENSIONS

Porch

Lounge
13'8 x 13'8 (4.17m x 4.17m)

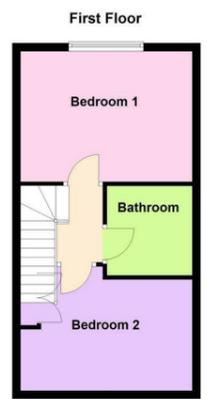
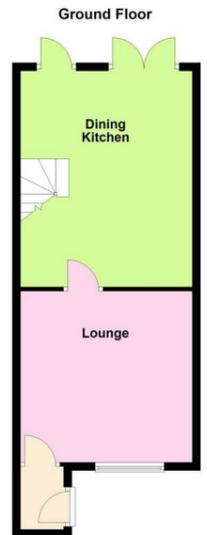
Dining Kitchen
17'3 x 13'8 (5.26m x 4.17m)

Landing

Bedroom One
10'4 x 13'8 (3.15m x 4.17m)

Bedroom Two
8'8 x 13'8 (2.64m x 4.17m)

Bathroom



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.

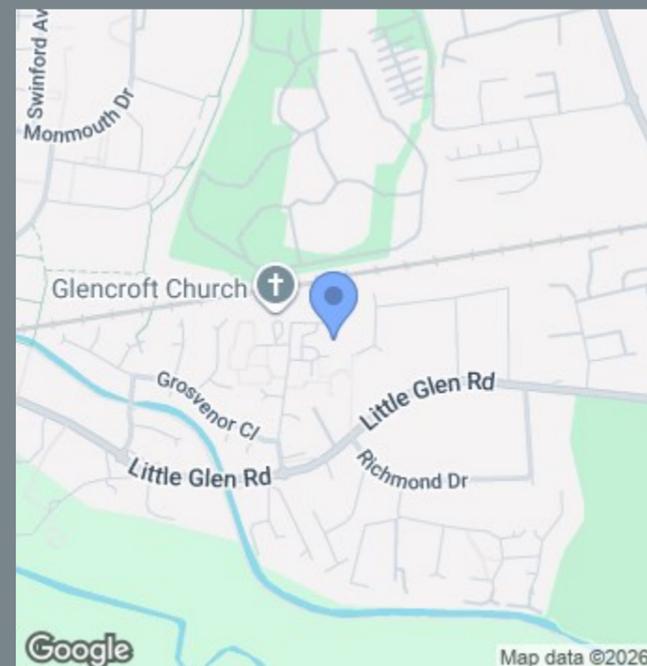
52 Knightsbridge Road, Glen Parva, Leicester, LE2 9TZ
Offers In Excess Of £230,000

OVERVIEW

- Fabulous First Time Purchase
- Great Location
- Porch & Lounge
- Spacious Dining Kitchen
- Two Double Bedrooms
- Bathroom
- Front, Side & Rear Garden
- Viewing Is Essential
- EER Rating - C Freehold
- Council Tax Band - A

LOCATION LOCATION....

Knightsbridge Road is situated within the popular village of Glen Parva, a well-established residential area just south of Leicester known for its welcoming community atmosphere and convenient amenities. The area benefits from nearby shops, supermarkets and everyday services in Glen Parva, Blaby and South Wigston, with larger retail and leisure facilities available at Fosse Park and Leicester city centre. Families are well served by reputable local primary schools such as Glen Hills Primary School, along with secondary schooling options in the surrounding area. Residents enjoy excellent access to green spaces including Glen Parva Manor, the Grand Union Canal towpaths and nearby parks, offering pleasant walking routes and outdoor recreation. Knightsbridge Road is also well positioned for travel, with regular bus services, nearby railway stations at South Wigston and Narborough, and convenient access to the A6, A563 ring road and M1/M69 motorway links, making it ideal for commuters. Combining village charm with strong transport connections, Glen Parva remains a desirable place to live.



THE INSIDE STORY

Situated in a popular location, this lovely family home offers well-balanced accommodation with a warm and welcoming feel throughout. A useful porch provides the perfect space for coats and shoes before stepping into the main living areas. The lounge is a comfortable and inviting room, featuring a window to the front that fills the space with natural light, making it an ideal spot for relaxing evenings or spending time with family. To the rear, the spacious dining kitchen forms the heart of the home. Fitted with ample wall and base cabinets, it offers plenty of storage and workspace for everyday cooking. The room easily accommodates a table and chairs, creating a sociable setting for family meals, entertaining friends or enjoying a morning coffee. Doors open directly into the garden, allowing the indoors and outdoors to connect seamlessly during the warmer months. Upstairs, the landing leads to two generous double bedrooms, both offering flexible use as comfortable sleeping accommodation, guest rooms or even a home office if required. The bathroom is well appointed with a four-piece suite, providing both practicality and comfort. Externally, the property enjoys gardens to the front, side and rear, offering plenty of outdoor space. The rear garden features a lawn and patio area, ideal for outdoor dining, relaxing or enjoying time in the sunshine. A wonderful opportunity to acquire a well-presented home in a sought-after setting, offering space, comfort and versatile living.

