13 Leicester Road, Wigston LE18 1NR
Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk
www.nestegg-properties.co.uk

NESTEGG PROPERTIES

FLOOR PLAN

DIMENSIONS

Hallway

Living Room
25'2 x 12'2 (7.67m x 3.71m)

Dining Kitchen
9'02 x 18'11 (2.79m x 5.77m)

Conservatory
10'10 x 8'1 (3.30m x 2.46m)

Downstaits Cloakroom
4'6 x 2'10 (1.37m x 0.86m)

Landing

Bedroom One
10'5 x 12'3 (3.18m x 3.73m)

En Suite
4'10 x 6'10 (1.47m x 2.08m)

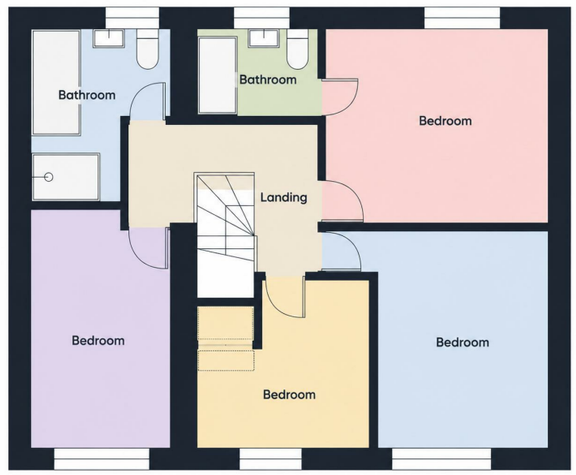
Bedroom Two
11'11 x 9'4 (3.63m x 2.84m)

Bedroom Three
13'1 x 8' (3.99m x 2.44m)

Bedroom Four
9'6 x 9'2 (2.90m x 2.79m)

Bathroom
9'3 x 7'11 (2.82m x 2.41m)







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.

15 Grosvenor Close, Glen Parva, Leicestershire, LE2 9UG

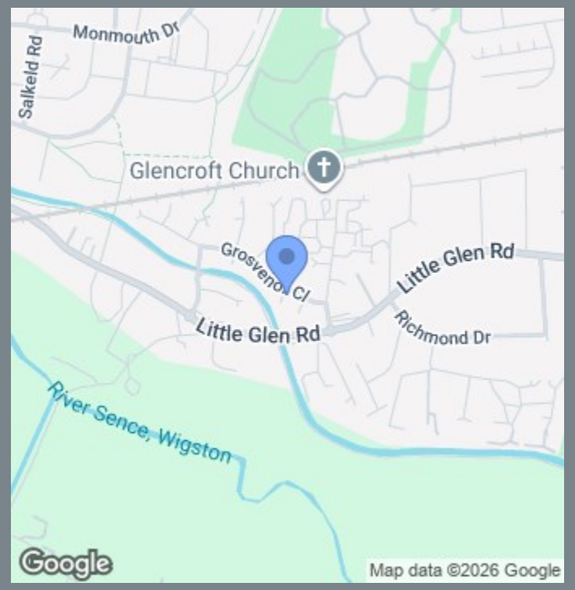
£350,000

OVERVIEW

- Beautiful Detached Family Home
- Cul De Sac Location & No Chain
- Hallway & Downstairs Cloakroom
- Living Room & Conservatory
- Fabulous Dining Kitchen
- Four Bedrooms
- Family Bathroom & En Suite Bathroom
- Driveway & Garage
- Wrap Around Garden
- EER - D, Freehold, Tax - D

LOCATION LOCATION....

Grosvenor Close enjoys a peaceful position within the popular suburb of Glen Parva, an area highly regarded for its welcoming community, excellent amenities and abundance of green open spaces. Perfectly placed for families and professionals alike, Glen Parva offers a relaxed residential setting while remaining exceptionally well connected. Residents benefit from a variety of local shops, supermarkets, cafés and everyday conveniences, with Blaby, South Wigston and Fosse Park all within easy reach for a wider range of shopping, dining and leisure facilities. The area is well served by a choice of well-regarded schools and enjoys a strong community spirit with local clubs, recreational facilities and events throughout the year. Nature lovers will appreciate the stunning canal-side walks, picturesque country footpaths and nearby Everards Meadows, all popular with walkers, cyclists and dog owners. For commuters, Glen Parva offers regular bus services into Leicester city centre, convenient access to the A426, A563 ring road, M1 and M69, making travel straightforward in every direction. Combining beautiful surroundings, a friendly neighbourhood atmosphere and excellent connectivity, Grosvenor Close is a wonderful place to call home.











THE INSIDE STORY

Offered to the market with no onward chain, this lovely detached family home occupies a cul-de-sac position offers spacious, well-planned accommodation, making it an ideal choice for growing families looking to settle into a sought-after location. The welcoming entrance hall leads through to a bright & spacious living room, where a front-facing window fills the room with natural light. A charming feature fireplace creates a cosy focal point, making this the perfect place to relax with family or unwind after a busy day. The adjoining dining area provides an excellent space for family meals, entertaining friends, or celebrating special occasions. Enjoying lovely views over the garden, it also benefits from doors opening into the conservatory, creating a wonderful additional reception room. Whether used as a second sitting room, playroom, garden room, or peaceful retreat, the conservatory offers fantastic flexibility while bringing the outside in. The dining kitchen is beautifully fitted with shaker-style cabinetry complemented by solid wood work surfaces, providing ample storage & preparation space. Designed with family life in mind, it offers plenty of room for everyday cooking while remaining the perfect place to gather together. A convenient downstairs WC completes the ground floor. Upstairs, the landing leads to four good-sized bedrooms, providing comfortable accommodation for family members, guests, or those requiring a home office. The primary bedroom benefits from its own en suite, complete with a bath & shower over, while the family bathroom is fitted with a four-piece suite comprising a bath, separate shower cubicle, WC & wash hand basin, offering practicality for busy households. Externally, the property continues to impress with a driveway providing off-road parking & access to the garage. The wrap-around garden is a real highlight, featuring patio areas perfect for outdoor dining, a lawn for children to enjoy & mature shrubs.



