



## Little Glen Road, Glen Parva, Leicester, LE2 9TT

- No upward chain, move in quickly
- Two kitchens & Two bathrooms
- Priced to sell, great value
- Two double bedrooms,
- Close to shops and schools
- Superb development potential
- Ample off-road parking space
- Semi-detached property with flexible room layout
- Lounge-dining room
- Viewing recommended

**Asking Price £237,500**



# Little Glen Road, Glen Parva, Leicester, LE2 9TT

## DESCRIPTION

No Upward Chain – Superb Development Potential – Two Kitchens & Bathrooms – Ample Parking – Priced to Sell

No upward chain, fantastic potential and priced to sell, this substantial property offers an exciting opportunity for first-time buyers, families, developers or investors looking for a home with flexibility and scope to add value. With generous accommodation, ample off-road parking and a highly convenient location, this is a property where imagination could really pay off.

Currently arranged with two separate kitchens and bathroom facilities, the accommodation provides an interesting opportunity to reconfigure the existing layout to create a spacious family home tailored to your own requirements. Alternatively, the arrangement may lend itself to conversion into two self-contained apartments, subject to the necessary planning permission and building regulations, making it particularly appealing to investors or developers.

The property offers plenty of living space and, while requiring modernisation, provides an excellent blank canvas for a buyer wanting to create something special. Whether your vision is a contemporary family home, accommodation for an extended or multi-generational family, or a potential investment development, the versatility here is a real advantage.

There is also scope to explore further development or alterations, subject to the relevant permissions, giving buyers the opportunity to maximise the property's potential and add value over time.

Outside, ample parking adds valuable everyday convenience and further enhances the property's appeal.

Situated within a sought-after residential location, the property is well placed for local shops, schools and everyday amenities, making it convenient for families and commuters alike.

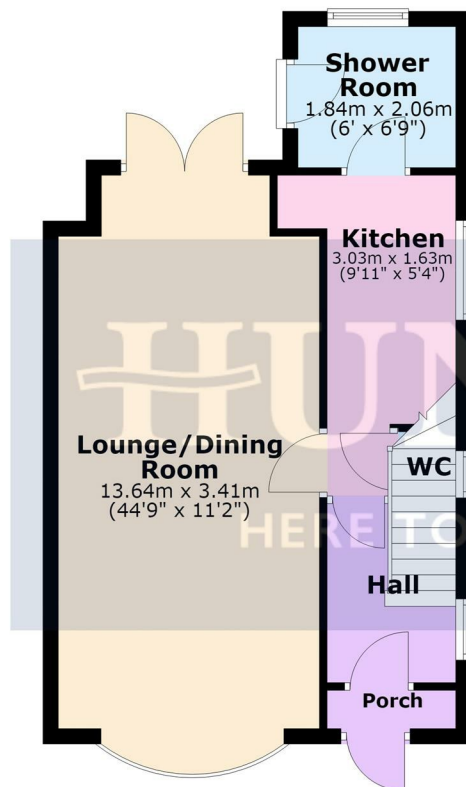
With no upward chain, significant potential and a competitive asking price, this is an opportunity that deserves to be viewed to fully appreciate what's possible.

Contact Hunters today to arrange your viewing.

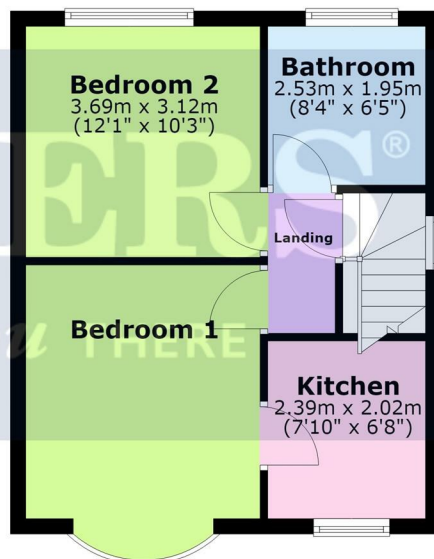




## Ground Floor



## First Floor



Total area: approx. 84.6 sq. metres (910.9 sq. feet)

While every attempt has been made to ensure the accuracy of the floor plan herea, measurements of doors, windows, rooms or any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

### Viewings

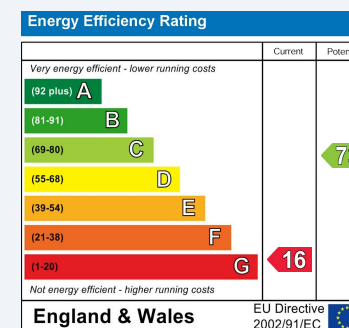
Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.