



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

- SOME FURNITURE ITEMS BEING GIFTED PLEASE SEE IN DESCRIPTION
- SPACIOUS LIVING-DINING ROOM
- FITTED KITCHEN
- OFFERED TO MARKET WITH NO UPWARD CHAIN
- ENCLOSED GARDEN AND SCOPE TO FURTHER EXTEND
- THREE BEDROOM TRADITIONAL STYLE SEMI-DETACHED HOME
- SEPARATE LOUNGE
- FAMILY BATHROOM and DOWNSTAIRS WC
- IDEAL FOR FIRST TIME BUYERS AND FAMILIES
- OFF ROAD PARKING

**Offers In The Region Of £250,000**





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## DESCRIPTION

Offered to the market with no upward chain, this spacious family home is a superb find in the bustling property market. If you're in search of a property that combines comfort, convenience, and potential for growth, look no further than this lovely home.

This delightful extended semi-detached homes , which is just waiting to be discovered by its next owners. Boasting two reception rooms and three cosy bedrooms, this property offers ample space for a growing family or first time buyers looking to put their own stamp on a property.

The traditional style of this home exudes warmth and character, making it a welcoming space for all who enter. The family bathroom, complemented by a separate downstairs WC, ensures convenience and practicality for everyday living.

Additionally, the potential to further extend both to the side and rear opens up a world of possibilities for personalizing and expanding this already charming abode.

For more information or to arrange a viewing, contact your local Hunters estate agents in Wigston today!

\*\*\*Please note the vendors are gifting the following items in the sale. \*\*\*

- 3 TV's
- 2 black leather recliners
- a dining table with 6 chairs
- TV cabinet
- furniture cupboard
- washing machine
- fridge / freezer
- a white chest drawer in the bedroom
- White dressing table
- an office table and chair
- a Bed









HUNTERS ESTATE AGENTS WIGSTON While every attempt has been made to ensure the accuracy of the floor plan contained here, 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

### Viewings

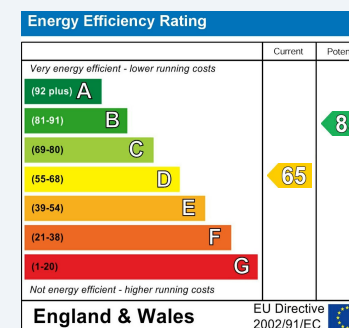
Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.