



10 Parvian Road
, Leicester, LE2 6TS
Guide Price £270,000



We are delighted to bring to the market this exceptionally presented three bedroom family home within close proximity of the Fairfield Estate and Local Amenities.

The property briefly comprises of entrance hall, open plan lounge diner, kitchen with utility and downstairs WC off, three bedrooms and an upstairs family bathroom. The property also benefits from having new windows and doors fitted throughout.

The property is situated in a residential neighbourhood with access to various local amenities. The area is well-connected by public transport with several bus stops nearby, facilitating easy access to Leicester City Centre and surrounding areas.

The area has a variety of primary and secondary schools, making it ideal place to settle for families. There are shops, supermarkets and healthcare services conveniently located all within walking distance.

Internal Viewing is essential to appreciate the property on offer.

- Three Bedrooms
- Semi Detached Home
- New Windows and Doors Fitted Throughout
- Modern Kitchen
- Upstairs Bathroom & Downstairs W/C
- Detached Garage & Off Road Parking
- Enclosed Rear Garden Space
- Close to Local Amenities & Local Schools
- Council Tax C
- EPC Rating D



Location

Parvian Road is located close to The Fairfield Estate. Located around 4 miles south of Leicester City Centre and around 9 miles north of Market Harborough. The location is convenient for local shops, Access to Wigston Town Centre, Leicester City Centre, Fosse Park Shopping Centre and the motorway network. Local Schools include Fairfield Community Primary School.

Draft Details Awaiting Vendor Approval

Lounge

10' 6" x 25' (3.05m 1.83m x 7.62m)

Kitchen

7' 7" x 12' (2.13m 2.13m x 3.66m)

Bedroom One

10' 6" x 13' 3" (3.05m 1.83m x 3.96m 0.91m)

Bedroom Two

10' 6" x 12' 2" (3.05m 1.83m x 3.66m 0.61m)

Bedroom Three

6' 3" x 7' 6" (1.83m 0.91m x 2.13m 1.83m)

Bathroom

6' 3" x 6' 2" (1.83m 0.91m x 1.83m 0.61m)

Downstairs W/C

Having low level WC and wash hand basin.

Outside

There is a detached garage with up and over door, set back into the rear of the garden. There is side access with secure timber gate offering access to the side and rear of the property. The garden is well maintained being mainly laid to lawn.

Financial Services

Do you require any assistance with a mortgage? We have an in house mortgage adviser who has a whole of market lender panel to tailor the best product for each individual. If you are wanting to get some advice on borrowing, give our office a call on and we can arrange an appointment at a convenient time that suits you.

Valuation?

Are you looking to sell your own home? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Aston & Co on and one of the team will happily arrange an appointment.



Floor Plan



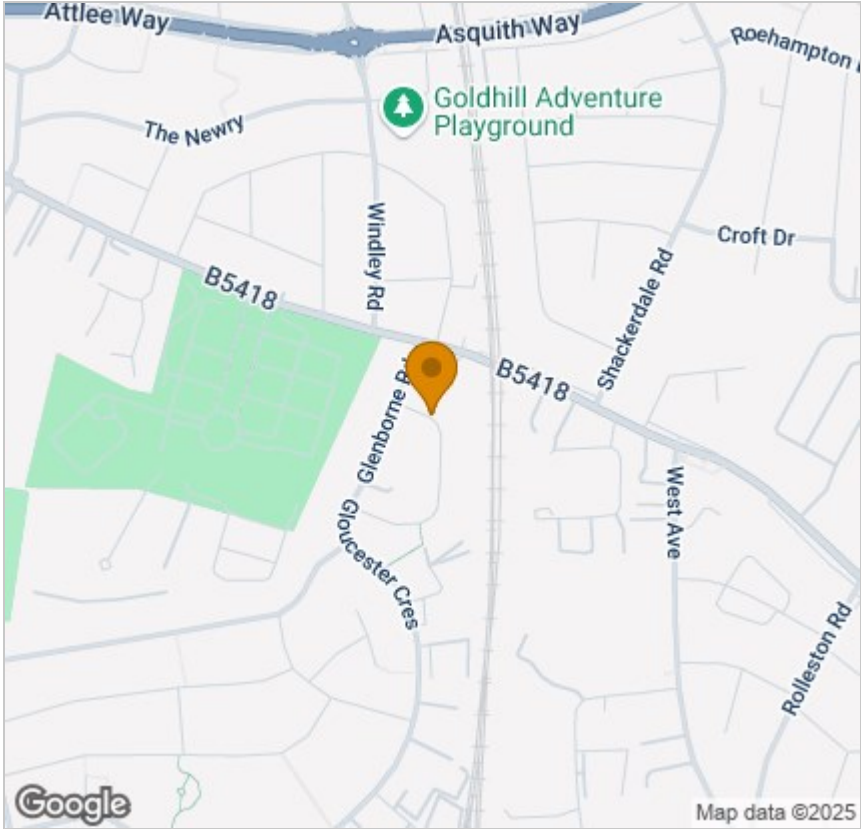
Viewing

Please contact our Wigston Sales Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

