



8 Trafalgar Way

Glen Parva, Leicester, LE2 9UP

O.I.E.O £350,000



Skillfully extended, beautifully presented family home on a generous plot. Midway between Wigston & Blaby, convenient for local schools, amenities & leisure facilities. Easy access to Leicester, Fosse Park, motorway network & rail links.

- DETACHED FAMILY HOME
- 3 RECEPTION ROOMS
- EXTENDED/REFITTED DINING KITCHEN
- DOWNSTAIRS SHOWER ROOM
- 3 FIRST FLOOR BEDROOMS
- FAMILY BATHROOM & EN-SUITE
- EXCELLENT LOCATION
- EXCELLENT TRANSPORT LINKS AND CANALSIDE WALKS
- COUNCIL TAX BAND D EPC RATING C
- Available Broadband - standard - superfast . Ultrafast See ofcom broadband checker



## INTRODUCTION

Conveniently located midway between Blaby and Wigston in the sought after suburb of Glen Parva, this thoughtfully extended, beautifully presented and lovingly maintained family home stands in a small cul-de-sac comprising just 6 houses within this desirable development just off Little Glen Road and enjoying easy access to Fosse Retail Park, the motorway network, Leicester City Centre, Wigston Magna, South Wigston, and Blaby with all of their schools, amenities and leisure facilities. Excellent public transport routes include a regular bus service and the Railway Station in South Wigston allowing travel into Leicester in approx. 7 minutes and onward to Central London in approx. 1 hour.

Benefiting from Gas Central Heating and uPVC double glazing, this flexibly designed property briefly comprises: An entrance porch, hall, lounge, snug/sitting room, family room ( Currently used as a ground floor bedroom), a downstairs shower room and a magnificent living /dining/kitchen. On the first floor, there are 2 double bedrooms, the master having an en-suite, a generous single room and a family bathroom.

## THE ACCOMMODATION

Enjoying a quiet location on a small cul-de-sac this stunning 3 bedroom house has been extended and improved by the current owners to create a deceptively spacious, beautifully presented family home with a flexible lay-out which can be adapted to suit the buyers individual circumstances.

Standing behind a wide frontage, the house is entered through a glazed porch and onward into the entrance hall with wood strip flooring, doors to the ground floor accommodation and a staircase rising to the first floor.

The lounge to the left of the hall is a spacious room with a bow window to the front, a real flame gas fire set in a feature surround and an opening into the former dining room which is currently used as a snug/sitting room. At the end of the hall, the former kitchen has been converted into a family room/games room with a ground floor shower room comprising a toilet, sink and walk-in shower enclosure. These rooms are currently used by the present owner as a ground floor bedroom with an ensuite.

Extending the full width of the property, a magnificent living, dining, kitchen has been added with tiled flooring, a range of modern base and wall shaker style units, space for white goods, a composite 1 ½ bowl sink and drainer and a range style oven with extractor hood over.

There is ample space for a large family dining suite and a comfortable seating area.

2 windows overlook the rear garden and a French door provides views of the garden and access onto the patio.

On the first floor the spacious landing provides access to 2 well proportioned double bedrooms and a good sized single.

Bedroom 1 to the front has a range of fitted furniture and a door into the en-suite comprising: a toilet, sink and walk-in shower enclosure. Bedroom 2, also having built in furniture has a window overlooking the rear garden. Bedroom 3 is a generously sized single bedroom also having a window overlooking the rear garden. The family bathroom with a modern suite comprising a vanity unit with fitted sink, a toilet and "P" shaped bath with shower and glass screen over completes the accommodation.

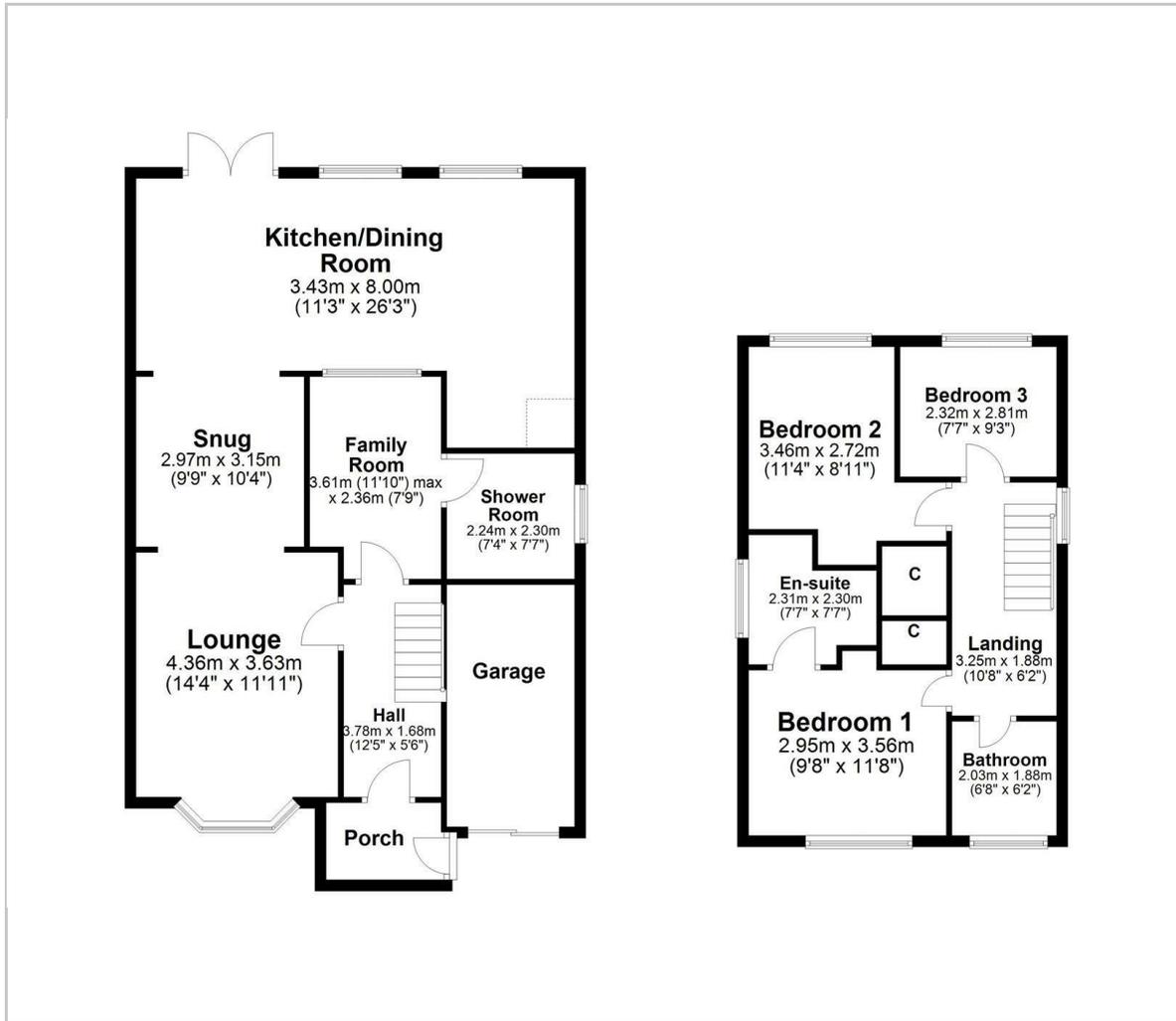
## OUTSIDE

The generously sized gardens are a very nice feature of the property with the frontage having a tar-mac drive providing hard standing and access to the single integral garage, a further gravel standing area and a mature shrubbery. A timber gate provides pedestrian access down the side of the house to the rear.

The rear garden has been attractively designed with a shaped lawn, a decked patio area leading to a bridge over the large well-stocked pond and attractive shrubbery borders.



## Floor Plan



## Viewing

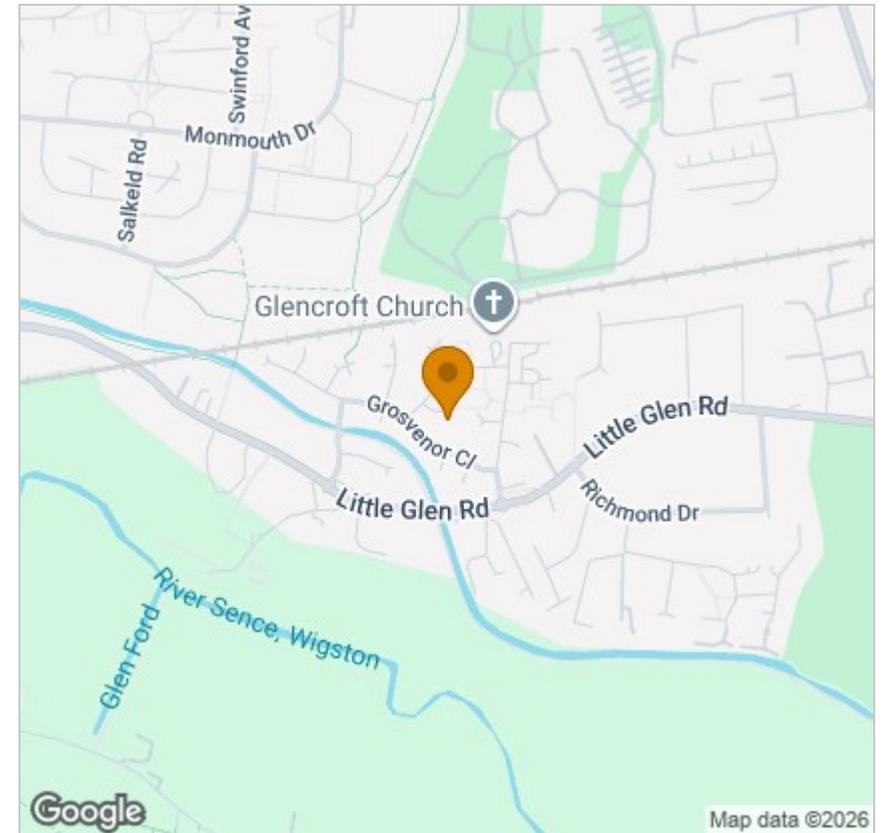
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## Area Map



## Energy Efficiency Graph

