

Room Sizes

Entrance Hallway

6'074 x 4'06

Living Room

14'5 max x 12'8

Fitted Dining Kitchen

18'2 x 9'5

First Floor Landing

7'05 x 5'7

Bedroom One

12'9 x 10'7 max

Bedroom Two

10'9 x 9'4

Bedroom Three

7'07 x 6'4

Shower Room

9'8 max x 8'7 max

Detached Garage

17'2 x 7'8



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 1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

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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 and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

Sonning Way, Glen Parva, Leicester LE2 9RU

£269,950

The Story Begins

- Wonderful Link Detached Home
- Beautiful Canal Views To The Rear
- Internal Viewing Essential
- Driveway & Detached Garage
- Hallway & Living Room
- Fitted Dining Kitchen
- Three Bedrooms & Shower Room
- Wonderful Rear Garden
- Energy Rating D
- Council Tax Band C & Freehold

Location Is Everything

Glen Parva has some truly breath-taking views along the canal and country footpaths popular for many dog walkers and horse riders. It is a 10 minute walk from the popular Everards Meadow and Fosse Shopping Park. Education wise there is the well regarded Glen Hills Primary School with South Wigston High School only a short distance away. Leicester City is on a direct bus route, public transport runs regularly making it an easy to commute to the Centre. Access to both the M69 and M1 links are nearby as well as local day to day shopping in Blaby and also Fosse Park for a further array of supermarkets and retail stores.



Inside Story

Wonderfully positioned with Canal views to the rear this delightful link detached family home must be viewed internally to truly appreciate. On approach to the home you will be greeted with a driveway providing parking for several vehicles leading to a single detached garage with up and over door. Entering into the hallway there is a handy cupboard for storage and a staircase rising to the first floor. The living room is located to the front aspect of the home and has an inviting and cosy feel. Stretching across the rear of the home is the fitted dining kitchen, a delightful space that has a sliding door connecting you to the patio area of the garden. The kitchen itself is fitted with a range of white gloss wall and base units with a contrasting work surface, sink drainer and an integrated oven, hob and extractor fan. There is space for appliances as well as room to dine making this a lovely social room perfect for family meals and entertaining. Travelling up to the first floor there are three comfortable and carpeted bedrooms, two of which are well proportioned double rooms and one single. Over in the family shower room is a modern suite comprising of walk in shower with glass screen, table top basin, low level WC, heated towel rail all finished with contemporary wall and floor tiling. Externally the garden is a real gem. Beautifully mature with a range of trees and shrubs there is a lawn area leading down to a seating area where you can sit in peace whilst you take in the wildlife and stunning canal views. The garden shed and greenhouse are located to the side of the home and there is a courtesy door into the rear of the garage.

