

## Room Sizes

### Entrance Hallway

### Downstairs WC

### Living Room

12 x 11

### Dining Kitchen

17 x 13'4

### Sitting Room

10'7 x 6'3

### Bedroom Five

9'4 x 6'2

### Shower Room

6'3 x 5'7

### First Floor Landing

### Bedroom One

12'9 x 10'9

### Bedroom Two

11 x 10

### Bedroom Three

12'2 x 6'2

### Dressing Room & En-Suite

10'4 x 6'3

### Bedroom Four

7'8 x 6'8

### Family Bathroom

6'8 x 5'7



Westleigh Road, Glen Parva, Leicester LE2 9TP

Price Guide £365,000

**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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Call us on 0116 2772277 for free advice.

**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.

# The Story Begins

- Beautifully Extended Semi Detached Family Home
- Immaculately Presented
- Sought After Village Location
- Entrance Hallway & Separate Lounge
- Stunning Living Dining Kitchen
- Downstairs WC
- First Floor Landing & Family Bathroom
- Five Bedrooms & En-Suite Shower Room
- Driveway To The Front & Rear Garden With Summer House
- Energy Rating - , Council Tax Band B & Freehold -- Price Guide £365,000 - £375,000

# 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

Positioned in the sought-after location of Westleigh Road, Glen Parva, Leicester, this traditional and extended semi-detached house is a true gem waiting to be discovered. Boasting four/five bedrooms, this well presented property offers flexible accommodation that is perfect for families or those who love to entertain.

As you step inside, you are greeted by a welcoming hallway leading to a cosy living room, ideal for relaxing evenings. The open-plan dining kitchen with an island is a chef's dream, providing the perfect space for hosting dinner parties or enjoying family meals.

The ground floor also features a convenient downstairs bedroom, a sitting room, and a modern shower room, offering versatility and comfort. Upstairs, you will find four additional bedrooms, including a dressing room, an en suite for added convenience and. family bathroom.

One of the highlights of this property is the composite summer house, complete with an office and storage space, providing a tranquil retreat right in your own backyard. The enclosed rear garden offers outdoor space, perfect for enjoying sunny days or hosting summer barbecues.

With a driveway to the front, parking will never be an issue for you or your guests.

Don't miss the opportunity to make this stunning property your own and enjoy the best of modern living.

