

Room Sizes

Entrance Hallway

Living Room

12x12

Kitchen Diner

20'3x14'9

Downstairs WC

Bedroom One

11'8x8'5

Bedroom Two

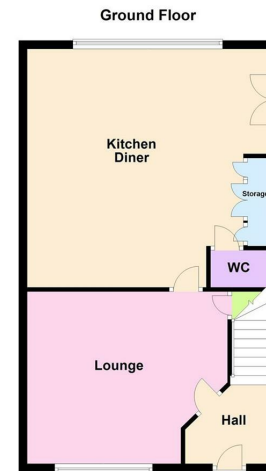
11x8'6

Bedroom Three

9x6'4

Bathroom

6'x8'3



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.

Bayswater Drive, Glen Parva LE2 9UF

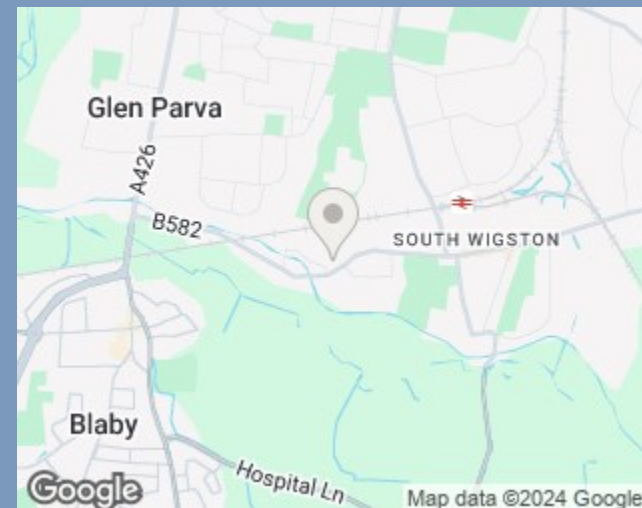
£279,950

The Story Begins

- Semi Detached Family Home
- Beautifully Presented Throughout
- Extended Kitchen Diner With Island & Dining Space
- Three Well Proportioned Bedrooms
- Enclosed Rear Garden With Patio Area For Outdoor Dining
- Off Road Parking & Garage
- Sought After Location
- Close To Lovely Canal Walks.
- Freehold
- EPC Rating C & Council Tax B

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

Beautiful semi detached family home situated in a cul de sac position in the sought after location of Glen Parva. This home has been extended and modernized throughout, making it a beautiful home to be proud of.

Entering into the hallway you will find stairs leading to the first floor and a door leading to your downstairs living accommodation. The living room is bright and airy with a window to the front aspect allowing natural light to shine through and a handy storage cupboard. The extended kitchen diner has the real wow factor, a perfect space to enjoy meal times or socializing with family and friends. The kitchen itself is fitted with an array of grey fitted wall and base units with contrasting white worktops, integrated fridge freezer, dishwasher, tumble dryer, washing machine and double oven with gas hob and extractor over. The island is a lovely addition with a breakfast bar for informal dining whilst there is also ample space for a table and chairs for formal dining. Double doors open out to the garden.

Upstairs this property has three well proportioned bedrooms with bedroom one having built in wardrobes. The family bathroom comprises of a white three piece suite including a low level WC, wash hand basin and bath with shower overhead. Externally this home has a low maintenance rear garden with a patio area for al fresco dining and steps leading to the raised barn area, perfect for little ones to play. To the front off this property is off road parking and a garage with an up and over door. Council Tax Band B

