

## Room Sizes

### Entrance Hallway

### Living Room

13x12'8

### Kitchen Diner

16'2x13'5

### Family Room

14'8x10'6

### Bedroom One

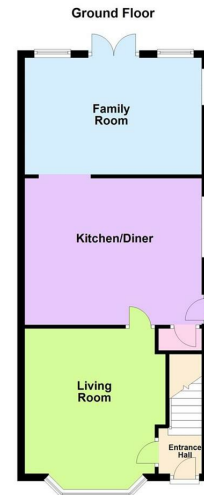
12'8x10'6

### Bedroom Two

12'5x9'2

### Bathroom

9'7x6'2



**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.

Richmond Drive, Glen Parva, Leicester LE2 9TJ

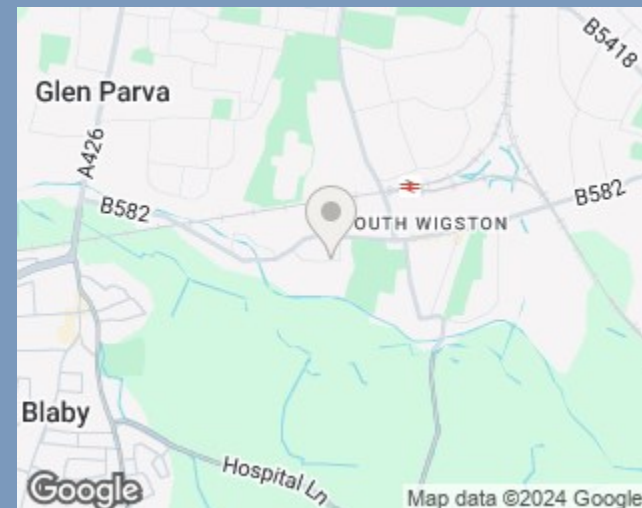
Price Guide £269,950

# The Story Begins

- Beautifully Extended Semi Detached Home, Offered For Sale In Show Home Condition.
- Stunningly Appointed Accommodation With Beautiful Oak Style Doors and Feature Flooring Throughout
- Entrance Hall
- Living Room
- Fully Fitted Kitchen Diner
- Family Room With Views Over The Garden
- Two Double Bedrooms
- Stunning bathroom
- Enclosed Landscaped Garden & Block Paved Drive
- Freehold Council Tax B, EPC C

# Location Is Everything

Glen Parva, offers a harmonious blend of suburban tranquillity and convenient accessibility, making it an appealing place for families and professionals alike. The area boasts excellent educational opportunities with highly regarded schools that cater to various age groups, ensuring a strong academic foundation for children. Its strategic location near major motorways provides easy connectivity to surrounding cities, ideal for commuting professionals. Shopping enthusiasts will appreciate the proximity to Fosse Park Shopping Centre, one of the region's premier retail destinations, offering an array of shops, restaurants, and entertainment options. For nature lovers, Everards Meadows provides a serene escape with picturesque walking and cycling trails, fostering an active and healthy lifestyle. Glen Parva truly combines the best of urban conveniences with suburban charm, making it a desirable locale for a well-rounded living experience.



# Inside Story

This home stands out as an exceptional extended two-bedroom semi-detached home, blending modernity and contemporary styling. The sophisticated decoration and flooring throughout give a feeling of undeniable luxury. As you approach a charming canopy over the front door greets you, providing shelter from the elements. Stepping through the front door, you are greeted by the entrance hallway, with stairs to the first floor. The inviting living room is bathed in natural light from a bay window at the front, creating a warm and welcoming atmosphere. The heart of this home is undoubtedly the kitchen diner that leads into the family room. The kitchen boasts a wealth of wall and base units, complemented by integrated appliances that include a built-in oven, hob with extractor over, dish washer and plumbing for a washing machine. There is room for a dining table for friend and family get togethers. The family living room offers views of the landscaped garden with French doors opening out, seamlessly transitioning the interior with the exterior and creating an ideal setting. Upstairs, the first floor is just as beautifully presented as the downstairs. Two double bedrooms await, each thoughtfully decorated and offering ample space for wardrobes. The family bathroom is a testament to quality craftsmanship, featuring a white suite complete with a bath, an overhead shower, a sleek vanity wash hand basin, and a low-level WC. Elegantly tiled to water-sensitive areas. Externally, the garden is a tranquil retreat, it offers a decked area that is perfect for alfresco dining during warm summer evenings, and a lawned area. The garden is fully enclosed, offering both privacy and aesthetically pleasing landscaping with convenient access to the front of the property. From the high-quality fixtures and fittings to the wonderful accommodation and beautifully landscaped garden, this home is a harmonious blend of style, comfort, and functionality.

