

## Room Sizes

### Porch

4 x 3'4

### Hallway

12'9 x 6'5

### Downstairs WC

8'4 x 2'9

### Living Room

15'4 x 12'9

### Dining Area

8'9 x 7'7

### Family Room / Downstairs Bedroom

9'9 x 7'8

### Breakfast Kitchen

12'8 x 8'8

### First Floor Landing

12'9 x 6'2

### Bedroom One

13 x 12

### Bedroom Two

15'4 x 13

### Bedroom Three

13 x 8'9

### Bathroom

9'6 x 5'5

### Garage

16'9 x 8'4



Orchard Avenue, Glen Parva LE2 9JN

£395,000

**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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**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

- Delightful Detached Family Home
- Individually Designed & Built
- Cul-De-Sac Location
- Beautiful & Generous Rear Garden
- Entrance Porch, Hallway & Downstairs WC
- Breakfast Kitchen & Dining Area
- Living Room & Family Room / Downstairs Bedroom
- First Floor Three Bedrooms, Bathroom & WC
- Driveway & Garage With Electric Roller
- Energy Rating C, Council Tax Band D & Freehold

# 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

Welcome to a delightful detached family home situated within one of the most sought-after addresses in Glen Parva. This much-loved residence was individually built and has been thoughtfully cared for by its current owners, offering spacious and light accommodation spread across two floors.

As you enter through into the welcoming entrance hall, you are greeted by a staircase leading to the first floor. The living room, provides a cosy and inviting atmosphere. The adjacent dining area is the perfect spot where families can gather, chat, and share their daily experiences. A versatile family room or snug room can be adapted to suit your needs; originally built and utilised as a downstairs bedroom.

The heart of the home is the breakfast/kitchen. It's a functional yet inviting space with built-in wall and base units that offer ample storage. The kitchen is equipped with modern conveniences including plumbing for a washing machine and a built-in oven and hob. The breakfast bar provides the perfect spot for morning coffees and casual meals, making it a hub for family interactions.

Moving to the first floor, you will find three double bedrooms. The master bedroom features built-in cupboards, offering ample storage space. Bedroom two is equipped with a handy sink and additional storage underneath. The bathroom is functional with a bath, a wash hand basin, and a radiator. There is a separate room for the low-level WC.

Externally, the property truly shines with an extensive garden that is a dream come true for any nature lover. Mainly laid to lawn, it is adorned with mature trees and shrubs, providing a tranquil outdoor space. To the front of the property, there is a driveway and a garage with electric roller door and a side gate offering convenient access to the rear.

This wonderful home is a rare find, combining traditional features with modern comforts, all set in a picturesque and highly sought after area.

