

Room Sizes

Hallway
2'11 x 10'00

Kitchen
7'10 x 11'04

Utility room
5'03 x 3'11

Shower room
5'07 x 6'09

Bedroom Two
11'02 x 10'03

Living Dining Room
32'03 x 10'07 x 11'02

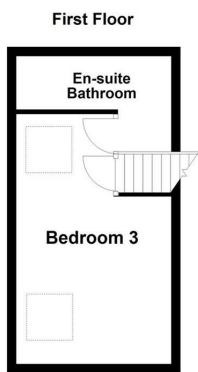
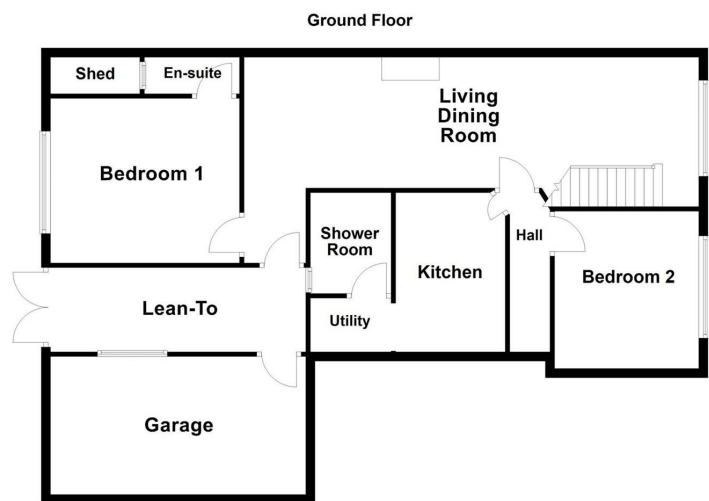
Bedroom One
11'00 x 13'05

En suite Toilet
6'09 x 2'00

Bedroom Three
17'04 x 11'00 x 11'02

Main Bathroom
10'00 x 7'03 x 4'03

Lean To
17'07 x 7'06



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

FREE PROPERTY VALUATION Looking to sell? Need a valuation?

Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County - total coverage for your home.

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.

Little Glen Road, Glen Parva, Leicester LE2 9TW

Guide Price £275,000

The Story Begins

- Detached Dorma Bungalow
- Fitted Kitchen & Utility Area
- Living Dining Room
- Double Bedroom & Main Bathroom
- Two Downstairs Double Bedrooms
- Ground Floor Shower Room & Toilet
- Lean To Leading To Garage And The Garden
- Generous Size Private Rear Garden
- GUIDE PRICE £275,000-285,000
- EPC Rating TBC | Council Tax Band TBC

Location Is Everything

Glen Parva nestled in between the villages of Wigston and Blaby where you will find some truly breath-taking views along the Grand Union canal and country footpaths - popular for many dog walkers and horse riders. There is the well regarded Glen Hills Primary School with South Wigston High School on a short distance away, Glen Parva offers education for children of all ages. Leicester City Centre is only a short bus ride away with plenty of buses running on a regular basis making it easy to commute to the City Centre. With the M1 and surrounding motorways only a few minutes drive away.



Inside Story

This wonderful three-bedroom detached dorma bungalow sits on a generous-sized plot, complete with a gated driveway and garage, offering both security and convenience. This property is in need of modernisation. As you step through the front door, you are greeted by a welcoming hallway that leads you to the various accommodations on the ground floor. To the left, the kitchen is a delightful space fitted with modern wall and base units, with a steel sink drainer, an electric hob, a built-in oven, and a microwave. There's also ample space for a fridge and a freezer. Adjacent to the kitchen, there is a utility area, which provides space for a washing machine and houses the boiler. Next to this area is a shower room equipped with a modern shower, a wash hand basin, and a low-level WC, adding to the practicality of the home. Opposite the kitchen, you'll find the second bedroom, alongside a door that opens into the spacious living dining room. This area is perfect for entertaining guests or enjoying cozy nights in. A staircase leads to the first floor, where the third bedroom awaits, featuring sky lights that flood the space with natural light. This floor also features a main bathroom, complete with a bath with shower over, a wash hand basin, and a low-level WC. Returning downstairs, at the rear of the property, the main bedroom offers a view of the garden through its window, along with a private door to a separate toilet for added convenience. Externally, a lean-to connects the home to the garage, while double doors lead out to the expansive garden, which boasts both a patio area and lawn space. This property truly needs a viewing to appreciate its full potential and lifestyle it offers.

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