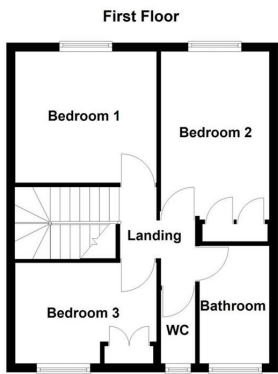
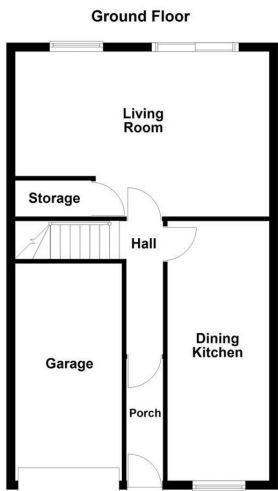


1a Lutterworth Road Blaby, Leicester, LE9 1RG  
Telephone 0116 2772277 Email sara@nestestateagents.co.uk  
www.nestestateagents.co.uk



## Room Sizes

- Porch
- Hallway
- Extended Dining Kitchen  
19'7 x 7'8
- Living Room  
19'2 x 12'5
- Landing
- Bedroom One  
10'8 x 10'5
- Bedroom Two  
12'5 x 8'3
- Bedroom Three  
10'9 x 6'9
- Bathroom  
8'10 x 5
- Separate WC  
5'2 x 2'7
- Garage



**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.

Sonning Way, Glen Parva LE2 9RU  
£276,950



# The Story Begins

- Stunning Extended Semi Detached Home With No Upward Chain
- Canal Views With Mooring To The Rear
- Entrance Porch & Hallway
- Extended Dining Kitchen
- Living & Dining Room
- First Floor Landing, Bathroom & Separate WC
- Three, Well Proportioned Bedrooms
- Driveway, Garage & Pretty Rear Garden
- Energy Rating C
- Council Tax Band B & Freehold

# 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

This property represents a rare opportunity to acquire a fabulous extended family home with the unique advantage of a mooring on the canal to the rear, a unique feature that makes it a must-see. This superb home offers well-presented accommodation and has been recently repainted and is in move-in condition with beautiful carpeting and is offered for sale without an upward chain.

Upon entering, you are welcomed into an entrance area that provides the perfect space for storing shoes and coats. A second door leads directly into the entrance hall, which grants access to the downstairs living areas and contains the staircase to the first floor.

The dining kitchen has been extended and is equipped with everything you may need, featuring a built-in oven, hob, and extractor, alongside a sink and drainer set into worksurfaces with tiling to the water-sensitive areas. There is plumbing available for a washing machine and ample space for a dining table, creating the perfect environment for family meals.

The Living room is complete with a feature fireplace, handy cupboard for storage, space to dine and fabulous views over the garden from the patio doors.

On the first floor, you will find three well-proportioned bedrooms, two of which benefit from fitted wardrobes. Over in the family bathroom is a modern white three piece suite complete with neutral tiling and a separate WC. The property boasts off-road parking to the front that leads to the garage which houses the boiler, offering convenience and additional storage space.

The rear garden is mainly laid to lawn and includes a patio area perfect for outside dining, with steps down to a seating area ideal for relaxing while overlooking the canal. This space also boasts a mooring for a boat, offering a true lifestyle advantage.

