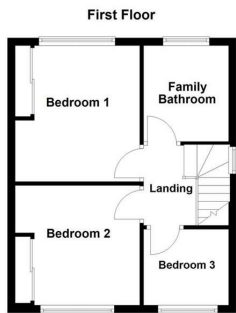
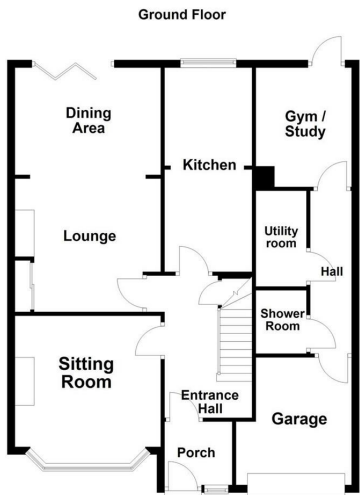


1a Lutterworth Road Blaby, Leicester, LE9 1RG  
Telephone 0116 2772277 Email sara@nestestateagents.co.uk  
www.nestestateagents.co.uk



## Room Sizes

- Porch**  
5'61 x 5'55
- Entrance Hall**  
6'02 x 13'94
- Sitting Room**  
12'67 x 11'22
- Lounge**  
11'60 x 11'23
- Dining Area**  
10'36 x 9'26
- Kitchen**  
7'77 x 18'48
- Gym / Study**  
8'20 x 10'23
- Hallway**  
3'39 x 12'93
- Utility room**  
4'88 x 8'23
- Downstairs Shower room**  
4'71 x 5'54
- Garage**  
9'23 x 11'14
- Bedroom One**  
11'22 x 10'55
- Bedroom Two**  
10'80 x 10'90
- Bedroom Three**  
7'11 x 6'88
- Family Bathroom**  
8'21 x 6'88



**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.

Little Glen Road, Glen Parva, Leicester LE2 9TX  
Offers Over £350,000



# The Story Begins

- Stunning Tradition Semi Detached Home - Extention Opportunity
- Porch & Entrance Hall
- Sitting Room & Lounge Diner
- Kitchen
- Gym / Study Room & Integral Garage
- Utility Room & Downstairs Shower Room
- Three Bedrooms & Family Bathroom
- Enclosed Rear Garden & Patio Area
- Private Drive with Electric Gates
- Council Tax Band C | EPC Rating tbc

# Location Is Everything

Situated in 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,this property showcases a beautiful garden inviting you to embrace outdoor living.Adding to the outdoor experience, there is a patio area suitable for furniture and more and a lawn which leads to an allotment, children's play area and a purpose built tree house and zip wire line.The garden also benefits from a large covered wooden structure used as an outdoor cinema / seating area, and brick built storage shed with a chimney and fire opening perfect for spending evenings outdoors. Nearby, there is the well regarded Glen Hills Primary School with South Wigston High School only a short distance away, Glen Parva offers education for children of all ages. Leicester City Centre is a 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. Viewing is essential to truly appreciate this home.



# Inside Story

Welcome to this beautiful three bedroom family home. As you enter through the front porch, you are greeted by an entrance hall with stairs to the first floor and doors leading to the downstairs living accommodation. The sitting room boasts a charming bay-fronted window and a fireplace, creating a cozy atmosphere ideal for relaxing evenings. Through the hall, there is an open plan lounge diner, where bifold doors flood the space with natural daylight and seamlessly blend outdoor and indoor living while a log burner adds charm. The kitchen is fitted with stylish wall and base units, equipped with a stainless steel sink drainer, an integrated oven with an electric hob and extractor fan, and ample space for an American style fridge freezer. Adjacent to the kitchen is a versatile room currently utilized as a gym, which offers direct access to the garden and can easily be transformed into a study or additional living space. A second hallway leads to a utility room, fitted with modern wall and base units for excellent storage, plumbing for a washing machine, and space for a tumble dryer and a convenient shower room which includes a low-level WC, wash hand basin, and a modern shower. At the end of the hall, you'll find the garage, featuring an electric door for easy access from the front of the property. To the first floor, there are three well proportioned bedrooms, two of which are generously sized double rooms with fitted wardrobes, alongside a smaller third bedroom, all with solid wood khars flooring.The family bathroom is designed for relaxation, with under floor heating, featuring a bath, walk in shower, wash hand basin and low-level WC. Externally, the property benefits from a private drive with electric gates, ensuring security and an extensive rear garden with a patio area, perfect for outdoor dining. The lawn leads to an allotment at the bottom of the garden featuring established apple & plum trees with a delightful children's play area and treehouse.

