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nest
ESTATE AGENTS

Room Sizes

Entrance Porch

Living Room

13'7x14

Kitchen Diner

13'8x12'8

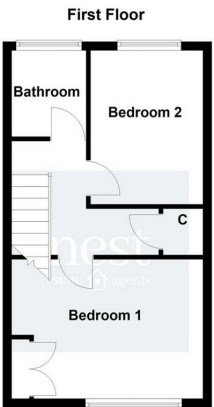
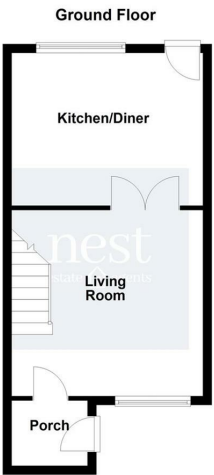
Bedroom One

10'5x11'5

Bedroom Two

12'4x8'4

Bathroom



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.

Swinford Court, Glen Parva, Leicester LE2 9QN

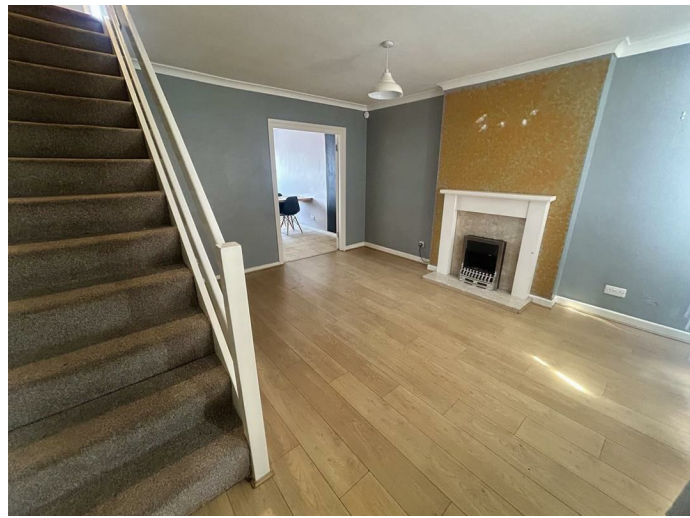
Offers Over £169,950

The Story Begins

- Mid Terrace Home
- No Upward Chain
- ORP parking and Garage
- Living Room With Feature Fireplace
- Kitchen Diner
- Two Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Perfect First Time Buyer Or Investment
- EPC Rating- C Council Tax- A

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

Situated on Swinford Court, Glen Parva, Leicester, this mid-terrace home presents an excellent opportunity for first-time buyers or investors. With two well-proportioned bedrooms, this property offers a comfortable living space that is both practical and inviting.

Upon entering, you are greeted by a welcoming porch that leads into a spacious living room, where natural light floods the space. The living room features stairs that ascend to the first floor, providing a seamless flow throughout the home.

The kitchen diner is a standout feature, offering ample room for dining and entertaining. This area is perfect for family meals or hosting friends, making it the heart of the home. The layout is designed to maximize space and functionality, ensuring that every corner is utilized effectively.

To the first floor you will find two bedrooms, bedroom one having built in wardrobe space. The family bathroom has everything you will need including a low level wc, pedestal wash hand basin and a bath with shower overhead. Externally this home has a low maintenance rear garden, perfect for enjoying the warm summer evenings.

This property benefits from its proximity to local amenities and transport links, making it an ideal choice for those seeking convenience and community. Whether you are looking to settle down or invest in a promising property, this terraced house on Swinford Court is a wonderful option that combines comfort, style, and practicality.

