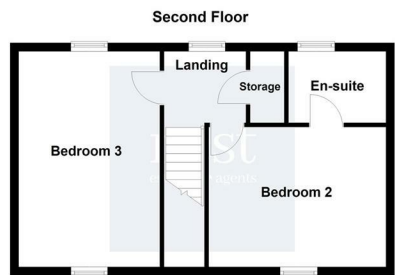
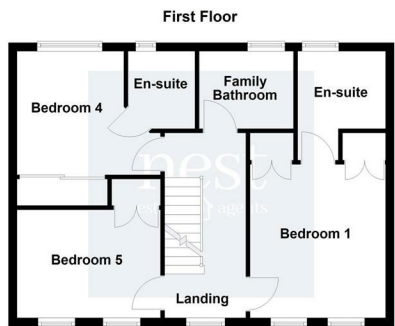
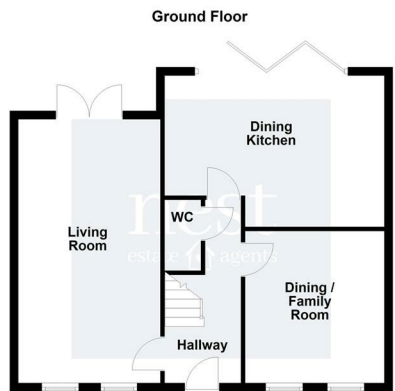


1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk
www.nestestateagents.co.uk



Room Sizes

- Hallway**
14'8 x 5'7
- Living Room**
20 x 11
- Dining / Family Room**
11'9 x 10'7
- Refitted Dining Kitchen**
16'8 x 11'8 max
- Downstairs WC**
5'6 x 2'7
- First Floor Landing**
14'2 x 5'7
- Bedroom One**
11'9 x 10'7
- En-Suite**
8'11 x 6'4
- Bedroom Four**
10'9 x 9'6
- En-Suite**
5'1 x 4'6
- Bedroom Five**
11 x 8'3
- Family Bathroom**
5'1 x 4'6
- Second Floor Landing**
6'4 x 6'3
- Bedroom Two**
13'2 x 10'8
- En-Suite**
7'6 x 5'6
- Bedroom Three**
16'7 x 11
- Garage**
- Timber Summer House**



Navigation Drive, Glen Parva, Leicester LE2 9TB
£465,000

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

- Stunning Double Fronted Detached House
- Elegant Living Over Three Storeys
- Sought After Location
- Garage & Two Driveways
- Hallway, WC & Dining / Family Room
- Living Room & Refitted Dining Kitchen
- Five Bedrooms & Family Bathroom
- Three En-Suite Shower Rooms
- Landscaped Rear Garden
- Awaiting Energy Rating, Council Tax F & 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

Nestled within a thriving community in Glen Parva, this stunning double-fronted detached home offers expansive and elegant living across three beautifully arranged storeys. Set in a peaceful location this property perfectly balances space, style, and comfort for modern family life.

You are welcomed by a bright entrance hall that sets the tone for the quality throughout. Conveniently tucked beneath the stairs is a modern W/C, while ahead lies the heart of the home – an impressive open-plan kitchen. Recently refitted, the kitchen features sleek gloss units, Quartz marble-effect worktops, plinth lighting, and a central island with seating – perfect for casual dining or entertaining. Integrated appliances and bi-fold doors open onto the garden, blending indoor and outdoor living.

The living room is a warm retreat, with a feature fireplace and French doors leading to the garden. Adjacent to the kitchen is an additional reception room, currently used as a dining offering flexible living options.

On the first floor are three generously sized double bedrooms, each with fitted wardrobes. Two enjoy private en-suite shower rooms, while the family bathroom is beautifully finished with elegant fittings and décor. The second floor offers two further double bedrooms on either side of the landing. One includes an en-suite shower room, and both benefit from natural light through Velux windows.

Externally, the rear garden has been landscaped combining raised decking, artificial lawn, decorative gravel, and mature planting. Additional features include a timber summer house, greenhouse, a courtesy side door providing garage access. Please note, the garden currently extends beyond the rear of the garage; this additional land has been utilised by the current owners in agreement with a local farmer. The official boundary runs along the rear of the garage wall.

To the side, a private driveway leads to the tandem garage, and a second driveway to the right offers further parking.

