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ESTATE AGENTS

## Room Sizes

### Entrance Hall

### Playroom

13'6 x 11'4

### Living Dining Kitchen

20 x 17'4

### Family Room/Study

15'9 x 14'2

### Utility

14 x 7

### WC

### Bedroom One

16'5 x 14'9

### Bedroom Two

12'1 x 11'4

### Bedroom Three

11'9 x 11'5

### Bedroom Four

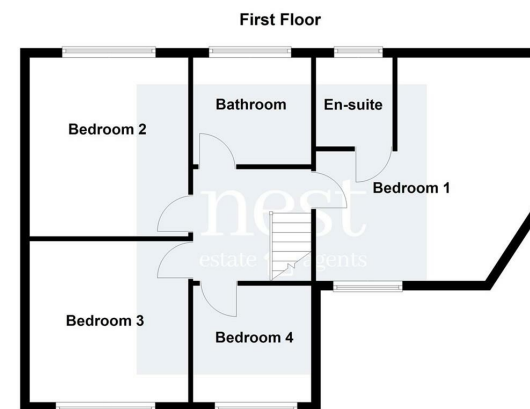
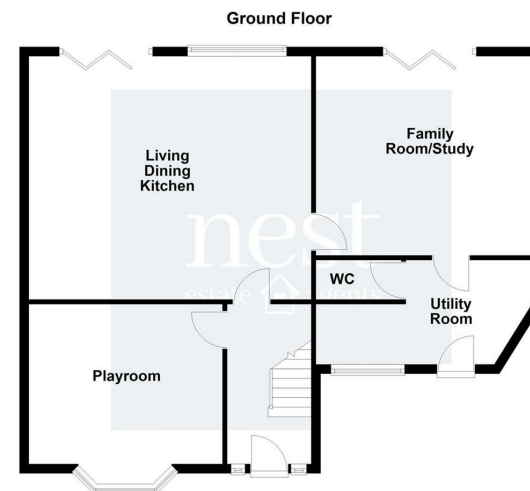
8'2 x 8'1

### En-Suite

6'02 x 4'09

### Bathroom

8'7 x 8'1



Westdale Avenue, Glen Parva, Leicester LE2 9JP

£425,000

**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

**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.

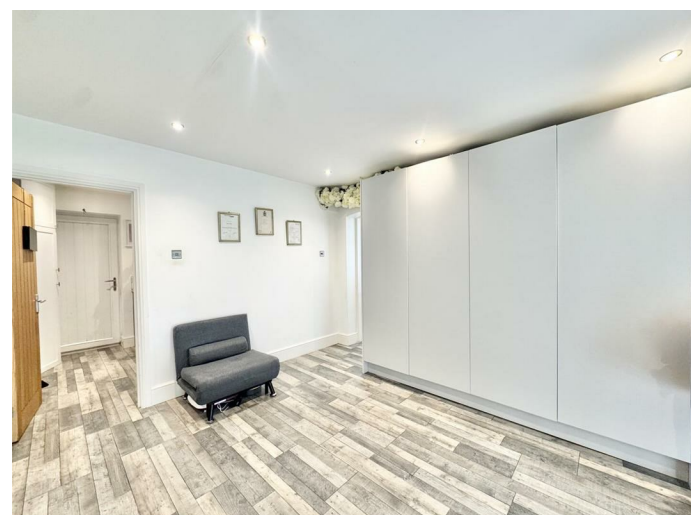
**Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY.** Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal 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.

# The Story Begins

- Traditional Extended Semi Detached Family Home
- Entrance Hall
- Family Living Kitchen With Dining
- Versatile Playroom
- Family Room/Study With Bi Folds Onto The Garden
- Four Bedrooms
- Family Bathroom & En-Suite Shower Room
- Block Paved Drive & Enclosed Garden
- Freehold
- EPC - C Council Tax Band - D

# Location Is Everything

Glen Parva, offers a harmonious blend of suburban tranquillity and convenient accessibility, making it an appealing place for families and professionals alike. The area boasts excellent educational opportunities with highly regarded schools that cater to various age groups, ensuring a strong academic foundation for children. Its strategic location near major motorways provides easy connectivity to surrounding cities, ideal for commuting professionals. Shopping enthusiasts will appreciate the proximity to Fosse Park Shopping Centre, one of the region's premier retail destinations, offering an array of shops, restaurants, and entertainment options. For nature lovers, Everards Meadows provides a serene escape with picturesque walking and cycling trails, fostering an active and healthy lifestyle. Glen Parva truly combines the best of urban conveniences with suburban charm, making it a desirable locale for a well-rounded living experience.



# Inside Story

This traditional extended semi-detached family home offers spacious accommodation over two floors. The property opens into an entrance hall, complete with stairs leading to the first floor. The heart of the house lies in the family living kitchen, featuring a shaker-style kitchen equipped with a Belfast sink, range cooker space with an extractor hood overhead, and an island with stools. There is ample space for a dining table and a sofa, with bi-fold doors that seamlessly extend the living space into the garden. Adjacent to the kitchen, a utility room provides additional wall and base units, a sink, and access to the front of the property. The versatile playroom, positioned towards the front, boasts a bay window and distinctive flooring. Extending from the kitchen, the family room/study offers versatile space to meet any family's needs and also features bi-fold doors that open out onto a beautifully landscaped garden.

Upstairs, you'll find four bedrooms. The master bedroom is equipped with built-in wardrobes and an en-suite that includes a shower cubicle, wash hand basin, and low-level WC. There are two further double bedrooms and a single room. The family bathroom is a standout feature, with a stunning freestanding bath, separate shower cubicle, wash hand basin, and low-level tiling. The generous sized loft has an easily accessible ladder along with lights inside, perfect for extra storage space.

Externally, the property includes a block-paved driveway at the front, offering ample off-road parking and access to the rear garden. The rear garden has been skillfully landscaped to create a fabulous space, including a patio area and an outside bar, perfect for entertaining and relaxation. There are also multiple electrical outputs that are very useful.

We highly recommend a viewing to appreciate what this property has to offer!

