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nest
ESTATE AGENTS
Rentals

FLOOR PLAN

DIMENSIONS



30 West View Avenue, Glen Parva, Leicester,

£1,200 Per month

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, LE8 4DW
Telephone: 0116 2771777 - Email: lettings@duckletts.co.ukwho will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk
FREE PROPERTY VALUATIONS 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 277 2277 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.
Measurements are for guidance only and potential buyers are advised to recheck measurements.
Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and have no guarantee as to their operability or efficiency can be given.

OVERVIEW

- Available Now
- Lounge With Bay Window
- Open Plan Kitchen Diner
- Three Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Off Road Parking
- EPC Rating (D)
- Council Tax Band (B)
- Call 01162771777

LOCATION LOCATION....

Situated on one of the most sought after roads in Glen Parva. Glen Parva is nestled in between the villages of Wigston and Blaby is popular for many. Glen Parva has some truly breath-taking views along the canal and country footpaths popular for many dog walkers and horse riders. There is the well regarded Glen Hills Primary School with South Wigston High School on a short distance away, Glen Parva offers education for children of all ages. Leicester City Centre is only a short 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.









THE INSIDE STORY

Nest Estate Agents are delighted to offer to the rental market this spacious and well-presented family home, offering generous living accommodation, a private rear garden and an integral garage.

The property provides a fantastic opportunity for families looking for a comfortable home with plenty of space both inside and out.

The ground floor offers a welcoming entrance hallway, a spacious lounge with feature fireplace and a separate dining area with patio doors opening onto the rear garden, allowing plenty of natural light to flow through. The property also benefits from a fitted kitchen with ample cupboard and worktop space, along with a useful additional utility area.

To the first floor, the property offers well-proportioned bedroom accommodation, with fitted storage to selected rooms, together with a family bathroom comprising a bath, separate shower enclosure, wash hand basin and WC.

Externally, the property benefits from a front lawn, driveway providing off-road parking and an integral garage. To the rear is a generous enclosed garden with a patio area, ideal for outdoor dining and family

