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

Room Sizes

Entrance Hall

Living & Dining Room
11'11 max x 23'2 max

Kitchen
6'11 x 10'10

Conservatory
13'3 x 6'6

Bedroom One
8'6 x 11'7

Bedroom Two
6'9 x 11'2

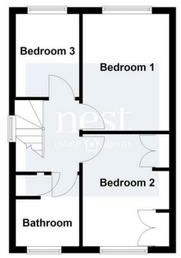
Bedroom Three
6'3 x 8'3

Bathroom
6'3 x 5'11

Ground Floor



First Floor





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.

Regency Close, Glen Parva, Leicester LE2 9UL

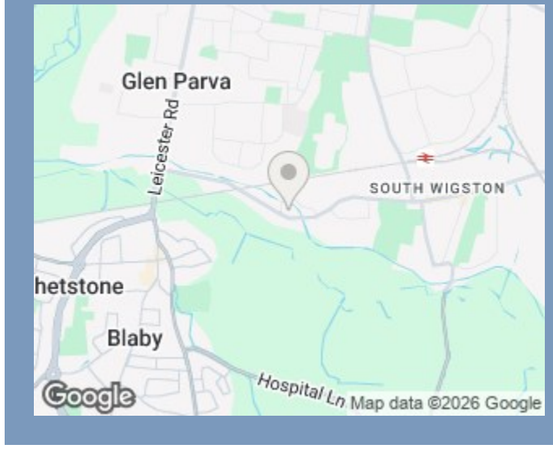
£259,950

The Story Begins

- Semi-Detached Home In An Ideal Location
- Short Stroll From The Grand Union Canal
- Generous Living And Dining Room With Gas Fireplace
- Fitted Kitchen With Integrated Oven, Grill And Induction Hob
- Conservatory Providing Additional Living Or Dining Space
- Two Double Bedrooms And A Further Single Bedroom
- Family Bathroom With Bath And Overhead Shower
- Enclosed Low-Maintenance Rear Garden And Off-Road Parking
- Freehold
- Energy Rating - C Council Tax Band - B (Blaby District)

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 nearby, with South Wigston High School only a short distance away. Leicester City is on a direct bus route, with regular public transport runs making it easy to commute to the centre. Access to both the M69 and M1 links are close by. Along with local day to day shopping in Blaby and Fosse Park offering a wide selection of supermarkets and retail stores











Inside Story

Situated in an ideal location, this spacious semi-detached home is ideally positioned within a short stroll of the Grand Union Canal and conveniently located for both primary and secondary schools. The property offers well-proportioned accommodation, three bedrooms, a conservatory and off-road parking.

Upon entering, the entrance hall leads into a generous living and dining room, offering ample space for both seating and dining furniture and featuring a gas fireplace. The kitchen is fitted with a range of wall and base units, contrasting worktops, an integrated oven and grill, induction hob and extractor hood. Leading from the kitchen is a conservatory, providing versatile additional living or dining space, with French doors opening onto the rear garden.

Upstairs, the property offers two double bedrooms, a further single bedroom and a family bathroom fitted with a bath and overhead shower, wash basin and WC. Outside, the enclosed rear garden is predominantly paved, providing a low-maintenance space to enjoy, while off-road parking is available to the side of the property.



