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## FLOOR PLAN

### DIMENSIONS



**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.uk](mailto:lettings@duckletts.co.uk) who will be pleased to arrange an appointment to view. Or visit our website at [www.nestestateagents.co.uk](http://www.nestestateagents.co.uk)  
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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.

14 Navigation Drive, Glen Parva, Leicester, Leicestershire,  
**£1,250**

## OVERVIEW

- Sought After Location
- Entrance Hall
- Kitchen
- Lounge
- Four Bedrooms
- Rear Garden
- Parking
- Garage
- EPC RATING ( C )
- COUNCIL TAX BAND ( D )

## LOCATION LOCATION....

Glen Parva has some truly breathtaking views along the canal and country footpaths popular for many dog walkers and horse riders. 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.



## THE INSIDE STORY

*Fabulous townhouse situated in a lovely part of a modern development with stunning views overlooking the Grand Union Canal. With accommodation set over three floors this great home must be viewed internally to truly appreciate. Entering into the hallway you will be greeted with a wooden floor that runs through the majority of the downstairs accommodation and to the front aspect is the breakfast kitchen. Fitted with a range of wood effect wall and base units, work surface and stainless steel sink drainer, Integrated appliances include a dishwasher, washing machine, fridge freezer and space for a range cooker with fitted extractor hood. There is room for a breakfast table and chairs should you wish although you could choose to dine in the more formal room at the back of the home, a perfect space for entertaining and socialising. A doorway from the hall leads into the downstairs cloakroom - essential for modern living there is a pedestal wash hand basin and a low level wc. Travelling up to the first floor you will be delighted with the lounge, with two sets of French doors that offer wonderful canal side views this bright and inviting room is the ideal place to sit back and relax. Also on the first floor you will find the the second bedroom with fitted mirrored sliding door wardrobes. The second floor consists of the third bedroom and the master bedroom also with fitted wardrobes and a modern en-suite with shower cubicle and glass enclosure, wash hand basin, low level wc and stylish brick effect tiling. The family bathroom has a white suite comprising of a pedestal wash hand basin, low level wc and a bath with shower over. Externally the property benefits from a front garden area and enclosed rear garden with fenced perimeter, lawn, patio and a decked area in the sunny spot of the garden for outside dining. A gate provides access to the allocated parking in front of the garage with up and over door. Energy rating C.*

