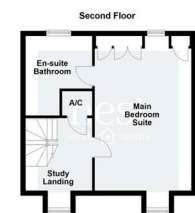
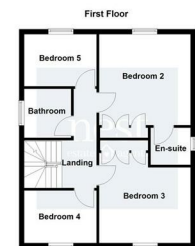
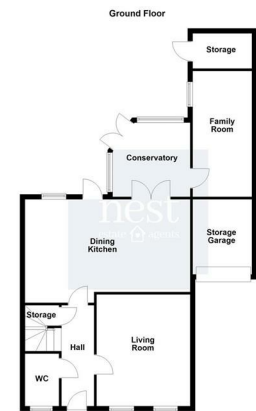


1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk
www.nestestateagents.co.uk



Room Sizes

- Hallway**
- Downstairs WC**
- Living Room**
14'8 x 12'4
- Dining Kitchen**
21'9 x 13'7
- Conservatory**
10'6 x 9'4
- Family Room**
16'6 x 7'9
- First Floor Landing**
- Bedroom Two**
12'8 x 11'5
- En-Suite**
- Bedroom Three**
12'8 x 10'
- Bedroom Four**
8'10 x 6'4
- Bedroom Five**
8'11 x 6'2
- Family Bathroom**
- Second Floor Study Landing**
- Main Bedroom Suite**
17'2 x 14'10
- En-Suite Bathroom**
- Storage Garage**



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.

Navigation Drive, Glen Parva, Leicester LE2 9TB
£385,000

The Story Begins

- Immaculate Three Storey Detached
- Generous Accommodation For Family Living
- Hall, Downstairs WC & Living Room
- Dining Kitchen, Conservatory & Family Room
- Five Bedrooms, Two En-Suites & Family Bathroom
- Landscaped Rear Garden
- Driveway & Storage Garage
- Viewing Essential
- Freehold, Council Tax Band E & Energy Rating C

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

Immaculate five-bedroom, three-storey detached property located on this highly sought-after development close to the Grand Union Canal. This beautifully presented home offers generous and versatile accommodation throughout, making it an ideal family property. An internal viewing is highly recommended to fully appreciate the size, layout, and quality on offer.

The accommodation comprises an entrance hall, downstairs WC, and a living room to the front aspect featuring an attractive fire surround. To the rear of the property is a spacious 21ft dining kitchen fitted with a comprehensive range of wall and base units, a rear courtesy door, and double doors opening into the conservatory, which enjoys views over and access to the rear garden. Also on the ground floor is a versatile family room or home office, converted from the original tandem garage.

To the first floor, the landing leads to four well-proportioned bedrooms, with bedroom two benefiting from an en-suite shower room, together with a modern family bathroom. The second floor offers a superb main bedroom suite with dual-aspect windows, fitted wardrobes, and an en-suite bathroom.

Further benefits include gas-fired central heating and double glazing throughout.

Externally, the front of the property provides a driveway offering off-road parking and access to a front store with garage door. The rear garden is attractively arranged with a patio area, artificial lawn, covered decking, and additional seating areas, creating an excellent space for outdoor entertaining.

