

Room Sizes

Entrance Hallway

Living Room

12'9 x 11'2

Kitchen

10 x 19'05

WC

Bedroom One

11'08 x 12'11

Bedroom Two

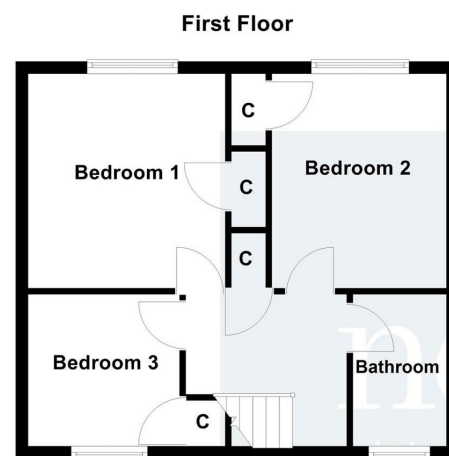
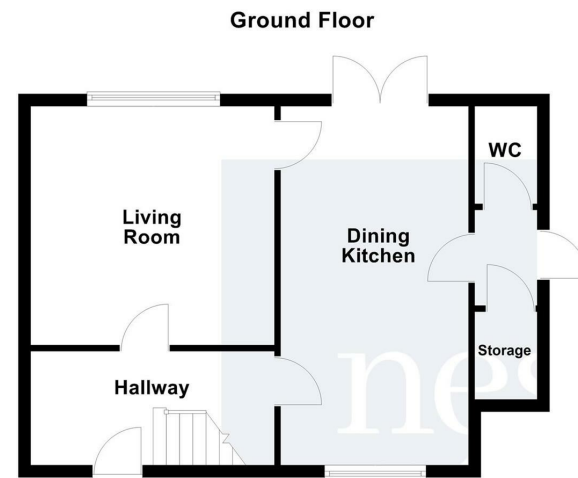
12'11 x 10

Bedroom Three

8'09 x 8'03

Bathroom

5'05 x 8



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.

Markland, Leicester LE2 9AX

Price Range £245,000

The Story Begins

- Semi-Detached Home
- Entrance Hallway
- Living Room
- Dining Kitchen
- Downstairs WC
- Three Bedrooms
- Family Bathroom
- Enclosed Garden
- Freehold
- EPC - D Council Tax Band - A

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

A beautifully modernised home presented in immaculate, show-home condition and offered for sale with no upwards chain, this property provides generous and versatile living space, ideal for a growing family.

Walk in to a home in show home condition, benefitting from a complete re wire, new heating system, new bathroom and kitchen. Contemporary styling throughout with brand new flooring and carpets.

Step inside to a bright and welcoming entrance hallway leading through to a stylish living room, where a feature fireplace creates a warm and cosy focal point.

From both the hallway and living room, doors open into a spacious dining kitchen, fitted with an excellent range of base and wall units. The kitchen includes an integrated oven with induction hob and extractor above, with plenty of room for a freestanding fridge and a family dining table, perfect for everyday life as well as entertaining. Outside, a particularly useful outbuilding offers a WC and additional storage.

Upstairs, the first floor hosts three well-proportioned bedrooms, all benefiting from built-in storage. The family bathroom features a bath with overhead shower, wash hand basin and WC.

To the rear, the home enjoys a delightful garden mainly laid to lawn, complemented by a patio seating area—an ideal spot for relaxing or outdoor dining. Price Guide £245,000 - £250,000

