

## Room Sizes

**Hallway**  
4'0" x 3'0"

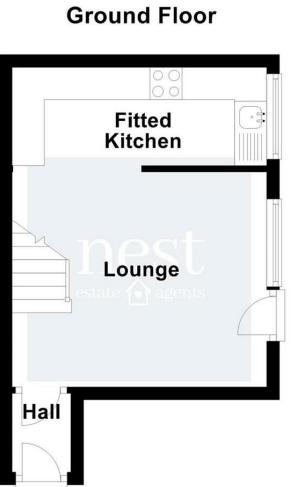
**Lounge**  
13'0" x 11'0"

**Fitted Kitchen**  
13'0" x 5'0"

**First Floor Landing**  
6'0" max x 4'0"

**Bedroom One**  
10'0" x 10'0"

**Shower Room**  
6'0" x 6'0"



**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](mailto:sara@nestestateagents.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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**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.

Hewes Close, Glen Parva, Leicester LE2 9NU

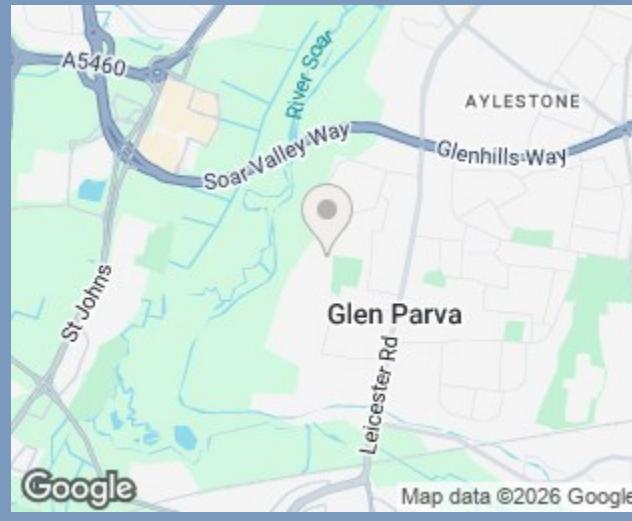
£150,000

# The Story Begins

- Well Presented Townhouse
- No Upward Chain
- Ideal First Home Or Investment Buy
- Hallway & Living Room
- Fitted Kitchen With Appliances
- First Floor Landing & Storage Cupboard
- Double Bedroom With Fitted Furniture
- Shower Room
- Off Road Parking & Enclosed Garden
- Freehold, Energy Rating 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

This delightful townhouse is situated in the popular area of Glen Parva and offers an excellent opportunity for first-time buyers, downsizers, or investors alike. With the added benefits of allocated off-road parking and a private, enclosed rear garden that is not overlooked, early viewing is highly recommended.

The property is entered via a welcoming hallway leading into the lounge, which features a staircase rising to the first floor and an attractive gas fireplace. A window overlooks the rear garden, and during the warmer months, a door provides direct access to the patio area, creating a pleasant connection between indoor and outdoor living.

The kitchen is fitted with a range of wood-effect wall and base units and is well equipped with an integrated oven, gas hob with extractor fan over, as well as an integrated fridge and freezer and a washing machine.

To the first floor, there is a useful storage cupboard and a modern shower room comprising a corner shower cubicle, vanity wash hand basin, low-level WC, electric heated towel rail, and tiling to water-sensitive areas. The double bedroom benefits from a generous range of fitted furniture, including wardrobes and drawer units.

Externally, the property enjoys an allocated parking space to the side, along with a gated side access leading to the rear garden. Designed for low maintenance, the garden offers a good degree of privacy thanks to mature trees to the rear and features a patio area with sleeper steps rising to a gravelled section and a further patio area, ideal for outdoor dining and entertaining.

