

## Room Sizes

### Entrance Hallway

### Breakfast Kitchen

11'04 x 8'10

### Living Room & Dining Area

18'08 x 13

### Conservatory

9'10 x 8'02

### Bedroom One

8'10 x 12'08

### Bedroom Two

10'07 x 9'09

### Bedroom Three

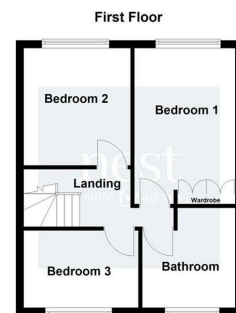
10'04 x 6'09

### Bathroom

8'04 x 7'05

### Garage

8'03 x 14'09



**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.

Sonning Way, Glen Parva LE2 9RU

£260,000

# The Story Begins

- Beautiful End Terrace Home
- Entrance Vestibule
- Open Fitted Kitchen & Breakfast Bar
- Living & Dining Area
- Useful Conservatory
- Three Bedrooms
- Shared Family Bathroom
- Enclosed Garden
- Off Road Parking & Garage
- Freehold EPC - TBC Council Tax Band - B

# 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

Welcome to fantastic family home, ready to move in an early viewing is highly recommended. Upon entering through the front door, you are welcomed into the entrance vestibule, which leads through to the modern fitted kitchen. The kitchen is well appointed with a breakfast bar and integrated appliances including a built-in fridge freezer, oven and microwave, along with an electric hob featuring an induction extractor fan. The kitchen opens into a bright and spacious open-plan living and dining area, creating an ideal space for both everyday living and entertaining. French doors from the living area lead directly out to the rear garden, allowing plenty of natural light to flow through. Off the dining area is a versatile conservatory, offering additional living space and further access to the garden. Practical under-stairs storage is also available.

To the first floor, the property offers three bedrooms. The master bedroom benefits from fitted wardrobes, bedroom two is a well-proportioned double, and bedroom three is a good size single bedroom. The beautifully presented bathroom features a separate shower and bath, along with a wash basin and WC.

Externally, the rear garden includes a patio area and lawn, with the added benefit of a green space behind the property, providing a pleasant outlook and additional privacy. To the front, there is off-road parking and an garage with an electric door offering convenience.

This well-presented home is ideally located in the popular area of Glen Parva and would make an excellent purchase for families or professionals alike.

