

## Room Sizes

### Entrance Porch

### Living & Dining Room

22'15 max x 13'9 max

### Kitchen

8'6 x 8'11

### Utility Area

4'7 x 7'7

### Bedroom One

9'9 max x 13'9 max

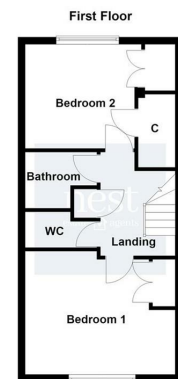
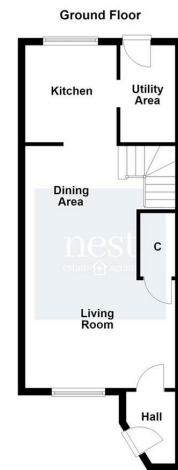
### Bedroom Two

13'9 max x 10'8

### Bathroom

7'4 x 5'5

### WC



Knightsbridge Road, Glen Parva, Leicester LE2 9TY

£189,950

**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.

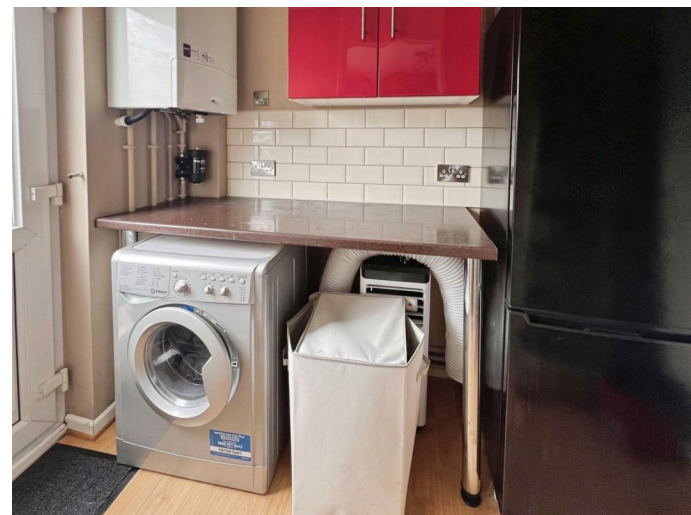
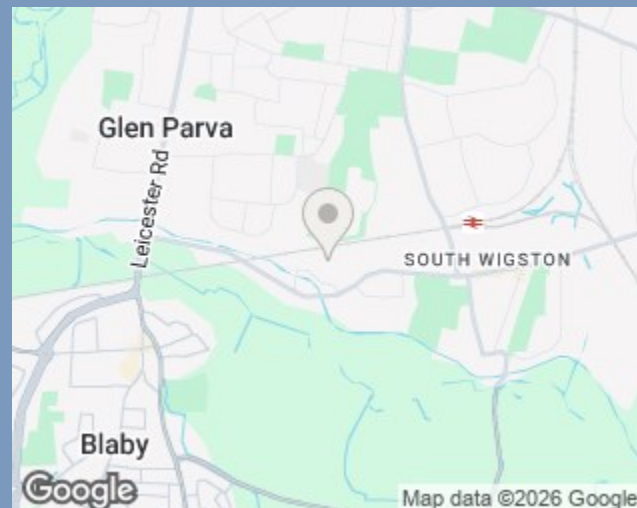
**Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY.** Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal 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.

# The Story Begins

- Well Presented Mid Town Home
- No Upward Chain
- Ideal First Time Buy / Investment
- Porch, Living & Dining Room
- Kitchen & Utility Room
- Two Double Bedrooms With Storage
- Bathroom & WC
- Front & Rear Gardens
- Awaiting Energy Rating, Council Tax Band A
- Freehold

# Location Is Everything

Glen Parva, offers a harmonious blend of suburban tranquillity and convenient accessibility, making it an appealing place for families and professionals alike. The area boasts excellent educational opportunities with highly regarded schools that cater to various age groups, ensuring a strong academic foundation for children. Its strategic location near major motorways provides easy connectivity to surrounding cities, ideal for commuting professionals. Shopping enthusiasts will appreciate the proximity to Fosse Park Shopping Centre, one of the region's premier retail destinations, offering an array of shops, restaurants, and entertainment options. For nature lovers, Everards Meadows provides a serene escape with picturesque walking and cycling trails, fostering an active and healthy lifestyle. Glen Parva truly combines the best of urban conveniences with suburban charm, making it a desirable locale for a well-rounded living experience.



# Inside Story

This well-presented mid-town home is situated within a convenient residential area, offering excellent access to local amenities, transport links and nearby schools. The property represents an ideal opportunity for first-time buyers looking to take their first step onto the property ladder, as well as investors. The home is offered to the market with the added benefit of no upward chain.

To the front of the property is an attractive frontage with picket fencing and a gated entrance. A useful entrance porch offers a practical space for coats and shoes and leads directly into the main living accommodation.

The living room is a bright and welcoming space, featuring wood-effect flooring and a comfortable layout that flows seamlessly into the open-plan dining area. This space is ideal for both everyday living and entertaining, with a staircase rising to the first floor.

The kitchen is fitted with a range of neutral wall and base units, complemented by contrasting work surfaces. There is an integrated oven, hob and extractor fan, along with space for additional appliances. A particularly useful addition is the separate utility room, providing plumbing for a washing machine and further space for a fridge freezer, helping to keep the main kitchen area uncluttered.

To the first floor, there are two well-proportioned double bedrooms, both benefitting from built-in storage cupboards, offering excellent practicality and maximising floor space. The accommodation is completed by a bathroom fitted with a white suite, incorporating a shower over the bath, along with a separate WC.

Externally, the rear garden has been designed with low maintenance in mind. It features a decked seating area, ideal for outdoor dining or relaxing, along with an artificial lawn providing year-round greenery with minimal upkeep. The garden is fully enclosed and also benefits from a rear access gate.

