

1a Lutterworth Road Blaby, Leicester, LE9 1RG

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nest
ESTATE AGENTS

Room Sizes

Entrance Hall

Living Room

11'06 x 20'09

Dining Room

11'05 x 12'11

Breakfast Kitchen

21'03 x 7'10

WC

Bedroom One

11'07 x 10

Bedroom Two

11'07 x 9

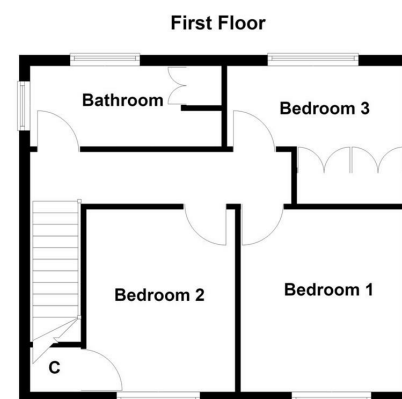
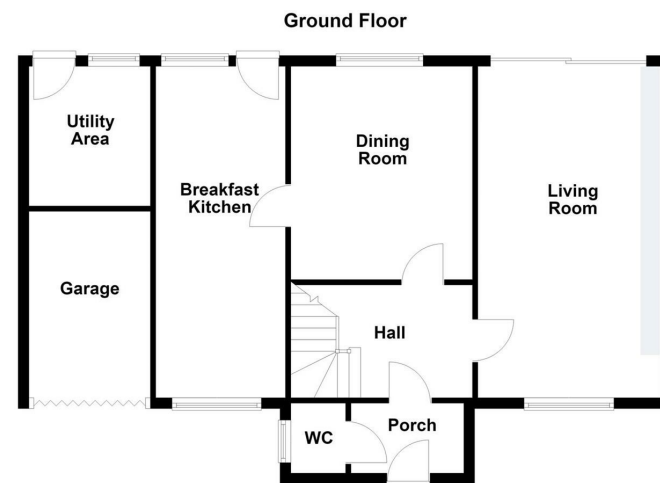
Bedroom Three

11'03 x 6'09

Bathroom

5'07 x 11

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

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.

Little Glen Road, Glen Parva, Leicester LE2 9TR

£325,000

The Story Begins

- Spacious Family Home With Generous Living Space Throughout
- Bright Living Room With Sliding Doors To The Garden
- Separate Dining Room Overlooking The Rear Garden
- Fitted Kitchen With Breakfast Bar
- Entrance Porch And WC Providing A Practical Welcome
- Three Well-Proportioned Bedrooms Including Two Doubles
- Family Bathroom With Bath And Overhead Shower.
- Multi-Level Rear Garden Surrounded By Mature Planting.
- Utility, Garage Storage And Off-Road Parking For Added Convenience
- Freehold EPC - F Council Tax Band C

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

Welcome to this spacious family home, offering fantastic living accommodation throughout.

As you enter through the entrance porch, you'll find a convenient downstairs WC to your left. The welcoming hallway leads into the bright and airy living room, where a front-facing window and sliding doors opening onto the garden allow plenty of natural light to flood the space.

The dining room overlooks the rear garden and provides ample room for a family dining table, making it ideal for both everyday meals and entertaining guests.

The kitchen is fitted with a range of wall and base units, offering plenty of storage space. It features an oven with gas hob above, space for a fridge and freezer, and a breakfast bar with room for bar stools, creating a practical and sociable area for family life.

Upstairs, the property offers two generous double bedrooms alongside a good-sized single bedroom. Bedrooms two and three both benefit from built-in storage. The family bathroom comprises a bath with overhead shower, WC, wash basin, and useful storage cupboards.

A standout feature of this home is the impressive rear garden, which extends across multiple levels and is beautifully surrounded by established plants and greenery. Accessible from the garden is a useful utility and storage area, complete with electricity and plumbing.

Further storage is available in the garage area, which is accessed from the front of the property. The home also benefits from off-road parking to the front.

