

Room Sizes

Hallway

Downstairs WC

4'8 x 3'1

Living & Dining Room

20'2 x 14'2 max

Kitchen

12'3 x 8'2

Garage

First Floor Landing

Bedroom One

11'3 x 10'9

Bedroom Two

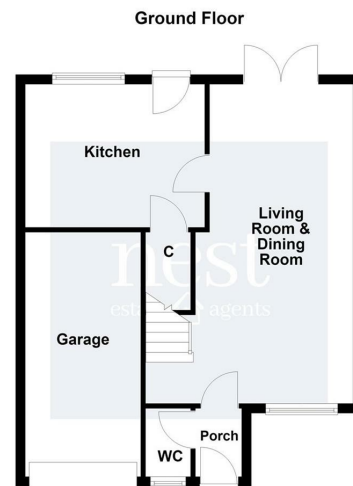
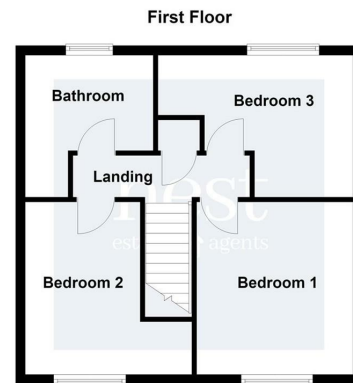
11'3 max x 11'3

Bedroom Three

13'6 max x 8'5 max

Bathroom

8'6 x 8'4 max



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.

Bradshaw Avenue, Glen Parva, Leicester LE2 9PZ

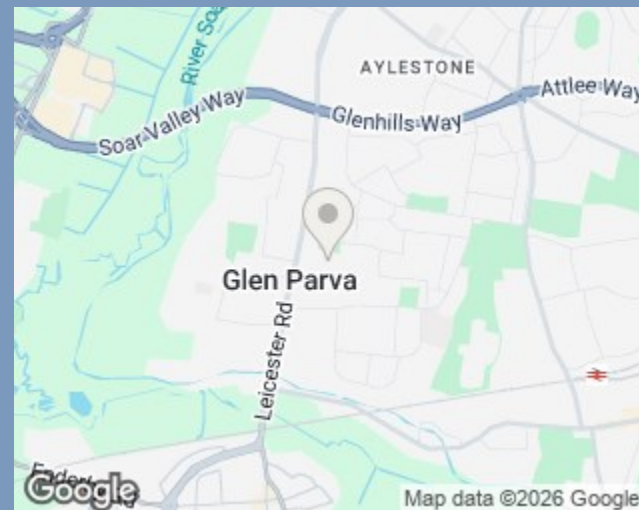
£250,000

The Story Begins

- Well Presented Family Home
- No Upward Chain
- Well Proportioned Accommodation
- Occupying A Generous Plot
- Porch & Downstairs WC
- Living, Dining Room & Kitchen
- Three Double Bedrooms & Bathroom
- Drive, Garage & Front & Rear Gardens
- Freehold
- Awaiting Energy Rating, Council Tax Band B

Location Is Everything

Perfectly positioned in the ever-popular Glen Parva, this home combines peaceful surroundings with exceptional convenience. Scenic canal walks and open countryside are right on your doorstep, ideal for outdoor enthusiasts, dog walkers and cyclists alike. Everyday amenities are within easy reach, including Everards Meadow and Fosse Shopping Park, both just a short walk away, offering a fantastic mix of shopping, dining and leisure options. For families, the area is well served by reputable schools including Glen Hills Primary and nearby South Wigston High School. Commuters will appreciate the excellent transport links, with regular direct bus routes into Leicester city centre and quick access to the M1 and M69, making travel across the region simple and efficient.



Inside Story

Offered for sale with no upward chain, this delightful family home occupies a generous plot within a popular residential location and offers excellent potential for extension, subject to the necessary planning permissions. Lovingly maintained, the property is well presented throughout and provides well proportioned accommodation ideal for family living.

Entering through the practical porch, you are welcomed into the home with access to a convenient downstairs WC. The open-plan living and dining room is a bright and inviting space, benefiting from dual-aspect natural light, a feature fireplace and French doors that open directly onto the rear garden, creating an ideal setting for both relaxing and entertaining.

The kitchen is fitted with a range of attractive shaker-style wall and base units complemented by contrasting work surfaces and integrated appliances. There is also a useful understairs storage cupboard and a courtesy door providing access to the rear of the property.

To the first floor, there are three well-proportioned double bedrooms. The family bathroom is generously sized and comprises a bath, separate shower cubicle, pedestal wash hand basin and low-level WC.

Externally, the property continues to impress. To the front is a lawned garden and a driveway providing off-road parking and access to the garage, which benefits from an electric roller door. The rear garden is a particular highlight, enjoying a private aspect. Maintained, it features decorative gravel, a lawn area, sleeper retaining walls, mature planting, a useful side access gate and a garden shed for additional storage.

This is a wonderful opportunity to acquire a well-cared-for home with fantastic potential in a sought-after location. Early viewing is highly recommended.

