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## Room Sizes

**Entrance Hallway**

3'02 x 7'10

**Snug**

10'02 x 11'10

**Study**

12'09 x 4'11

**Dining Kitchen & Living Area**

22'09 max x 28'09 max

**Utility**

8'05 x 6

**WC**

5'11 x 3'07

**Bedroom One**

13'02 x 11'11

**Bedroom Two**

12'02 x 14'05

**Bedroom Three**

10'01 x 10'06

**Bedroom Four**

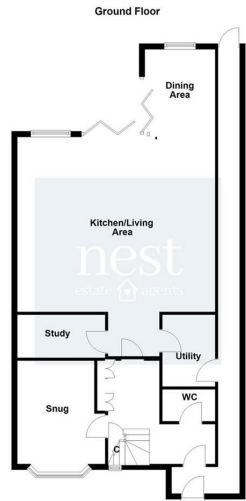
10'10 max x 6'10 max

**Bathroom**

13 x 7'10 max

**Shower Room**

6'06 x 6



Grange Drive, Glen Parva, Leicester LE2 9PF

£425,000

**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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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.



# The Story Begins

- Beautiful Extended Semi-Detached Home
- Entrance Hallway
- Cosy Snug
- Open Plan Dining Kitchen & Living Area
- Study Room
- Utility & Downstairs WC
- Four Bedrooms
- Family Bathroom & En-Suite Shower Room
- Enclosed Garden & Off Road Parking
- Freehold EPC - TBC Council Tax Band - C

# 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 beautifully extended semi-detached property on Grange Drive is truly stunning and offers exceptional family living throughout.

You are welcomed by a spacious entrance hallway, setting the tone for the generous home on offer. To the front of the property, a bright and inviting snug creates the perfect cosy feeling. There is also a versatile study, ideal for home working or adaptable to suit your individual needs, along with a useful utility room complete with plumbing for a washing machine. A convenient downstairs WC and understairs storage add to the practicality of the ground floor.

The impressive open-plan dining kitchen and living space is undoubtedly the heart of the home. Spacious and flooded with natural light from skylights and bi-fold doors spanning two walls, this area is perfect for both everyday living and entertaining. The modern kitchen is well-equipped with an American-style fridge freezer, double ovens, gas hob and integrated dishwasher. A central island with additional cupboard space provides lots of room for preparing family meals. The living area comfortably accommodates multiple sofas, while the dining area overlooks the garden and offers plenty of space for a family dining table.

To the first floor, there are four bedrooms, three doubles and one single. Bedroom two benefits from built-in wardrobes, while the master bedroom enjoys beautiful views over the garden. The master also features a dedicated area with wardrobes separate from the main sleeping space, along with a en-suite shower room. The stunning family bathroom is fitted with a separate walk-in shower, bath, WC and wash basin.

Externally, the rear garden offers a generous patio area ideal for outdoor dining and entertaining, alongside a well-maintained lawn bordered by tall trees providing a sense of privacy. To the front, there is a driveway providing off-road parking for multiple vehicles, complete with an electric car charger.

