1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk
www.nestestateagents.co.uk

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ESTATE AGENTS

Room Sizes

Entrance Porch

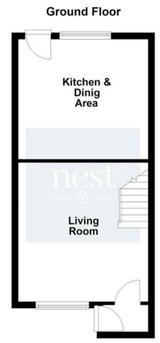
Living Room
13'09 x 14'01

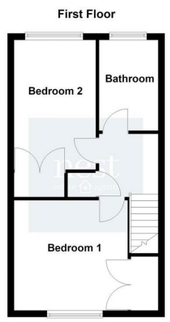
Kitchen & Dining Area
13'09 x 12'09

Bedroom One
10'04 x 11'04

Bedroom Two
8'05 x 13

Bathroom
4'11 x 9'01







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.

Swinford Court, Leicester LE2 9QN

£160,000

The Story Begins

- Offered To The Market With No Onward Chain
- Spacious Living Room With Stairs With Stairs Rising To The First Floor
- Fitted Kitchen With Range Of Wall And Base Units
- Space For Dining Table And Washing Machine Plumbing
- Two Bedrooms Both Benefiting From Built-In Storage
- Additional Storage Cupboard On The First-Floor Landing
- Rear Garden Mainly Laid To Lawn
- Separate Garage And Allocated off Road Parking
- Freehold
- Energy Rating - tbc Council Tax Band - A

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. Close by is Everards Meadow and Fosse Shopping Park. Education wise there is the well regarded Glen Hills Primary School with South Wigston High School. Leicester City is on a 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

Offered to the market with no onward chain, this end-townhouse offers well-arranged accommodation throughout, making it an ideal purchase for first-time buyers, investors or those looking to downsize. The property benefits from two bedrooms, a spacious living room, a fitted kitchen with dining space and a rear garden.

Upon entering, you are welcomed into the entrance area, which leads through to the living room. This provides a comfortable space to relax, with plenty of room for furnishings and stairs rising to the first floor. From here, access continues through to the kitchen, creating a natural flow between the ground-floor accommodation.

The kitchen is fitted with a range of wall and base units, offering useful storage and worktop space, alongside plumbing for a washing machine and room for a dining table, making it a practical space for both cooking and everyday dining.

To the first floor are two well-proportioned bedrooms, both benefiting from built-in storage, together with an additional storage cupboard on the landing. The family bathroom completes the accommodation.

Externally, the property benefits from a rear garden, mainly laid to lawn, providing a pleasant outdoor space to enjoy. There is allocated off road parking and a useful garage.

With its practical layout, end-of-terrace position and the added benefit of no onward chain, this property is well worth viewing.



