

1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk

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ESTATE AGENTS

Room Sizes

Entrance Hall

Living Room

19 max x 17 max

Kitchen

10 x 8'07

Bedroom One

13'11 x 9'11

Bedroom Two

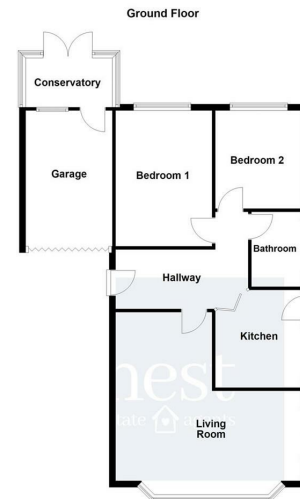
10'09 x 8'08

Conservatory

Bathroom

5'06 x 6'09

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.

New Bridge Road, Glen Parva, Leicester LE2 9TG

£325,000

The Story Begins

- Fabulous Detached Bungalow Offered For Sale With No Upwards Chain
- Entrance Hall
- L - Shape Living Room With Dining Area
- Fitted Kitchen
- Two Bedrooms
- Shower Room
- Gated Access Leading To Drive
- Garage
- Enclosed Garden
- Freehold -Council Tax C EPC Rating D

Location Is Everything

New Bridge Road in Glen Parva is a residential street located in the suburb of Glen Parva, bordering Blaby village which is situated to the south of Leicester, England. This area is known for its suburban feel and is primarily composed of residential properties, including bungalows, semi-detached, and detached houses.

Glen Parva itself is a desirable location for families and individuals seeking access to the amenities offered by nearby Blaby Village. The area typically features local parks, schools, and shops, catering to the needs of residents.

Glen Parva provides convenient access to major roads and public transport, making it easier for residents to commute to Leicester city center and surrounding areas. As with many residential streets, the surrounding area often features green spaces, the popular Everalds Meadows, Fosse Park Shopping contributing to an overall great place to live.



Inside Story

This beautifully modernised detached bungalow offers exceptional living space, with its thoughtfully designed layout and stylish finishes, this home is a true gem.

Upon entering, you are greeted by a spacious entrance hall that sets the tone for the rest of the home. The hall features doors leading into the main living areas, providing an inviting transition throughout.

The heart of the home is the impressive L-shaped lounge diner, a generous space filled with natural light from the windows. This versatile area is perfect for both relaxation and entertaining, making it a great gathering spot for family and friends.

The modern kitchen boasts a stylish combination of wall and base units, offering ample storage. There is cooker space, plumbing for a washing machine, and a sink with drainer. The worktops provide plenty of preparation space, and a door leads directly to the outside, enhancing convenience for outdoor dining and entertaining.

The contemporary bathroom is designed with functionality in mind, featuring a bath with shower over, a wash hand basin, and a low-level WC. The space is elegantly completed with modern suite with PVC wall panelling to water-sensitive areas, ensuring both style and practicality.

This bungalow includes two well-proportioned bedrooms, each offering ample space for furniture and personal touches.

Set behind gated access, within gardens to the front and rear, this property boasts off-road parking, which conveniently leads to a garage. The enclosed garden is designed for low maintenance, featuring a conservatory that is perfect for nurturing plants or simply enjoying the tranquility while watching local wildlife.

This detached bungalow combines modern living with a spacious layout, making it an ideal choice for anyone looking for a comfortable and stylish home. Price Guide £325,000 - £335,000

