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DUCK LETTS
LETTING AGENTS

FLOOR PLAN

DIMENSIONS



4 Markland, Leicester, LE2 9AX
£1,100 Per month

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, LE8 4DW

Telephone: 0116 2771777 • Email: lettings@duckletts.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

FREE PROPERTY VALUATIONS 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 277 2277 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.

Measurements are for guidance only and potential buyers are advised to recheck measurements.

Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and have no guarantee as to their operability or efficiency can be given.

OVERVIEW

- Semi-Detached Home
- Entrance Hallway
- Living Room
- Dining Kitchen
- Downstairs WC
- Three Bedrooms
- Family Bathroom
- Enclosed Garden
- Freehold
- EPC - D Council Tax Band - A

LOCATION LOCATION....

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.



THE INSIDE STORY

A beautifully modernised home presented in immaculate, show-home condition and offered for rent.

Walk in to a home in show home condition, benefitting from a complete re wire, new heating system, new bathroom and kitchen. Contemporary styling throughout with brand new flooring and carpets.

Step inside to a bright and welcoming entrance hallway leading through to a stylish living room, where a feature fireplace creates a warm and cosy focal point.

From both the hallway and living room, doors open into a spacious dining kitchen, fitted with an excellent range of base and wall units. The kitchen includes an integrated oven with induction hob and extractor above, with plenty of room for a freestanding fridge and a family dining table, perfect for everyday life as well as entertaining. Outside, a particularly useful outbuilding offers a WC and additional storage.

Upstairs, the first floor hosts three well-proportioned bedrooms, all benefiting from built-in storage. The family bathroom features a bath with overhead shower, wash hand basin and WC.

To the rear, the home enjoys a delightful garden mainly laid to lawn, complemented by a patio seating area—an ideal spot for relaxing or outdoor dining

*EPC RATING (D)
COUNCIL TAX BAND (A)*

