

1a Lutterworth Road Blaby, Leicester, LE9 1RG

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www.nestestateagents.co.uk

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ESTATE AGENTS

## Room Sizes

### Entrance Hallway

### Living Room

12 x 12

### Dining Kitchen

12 x 11'07

### Bedroom One

12 x 12

### Bedroom Two

7'09 x 11'06

### Bathroom

8 x 8

### Workshop/Study

8'06 x 7'07

### Garage

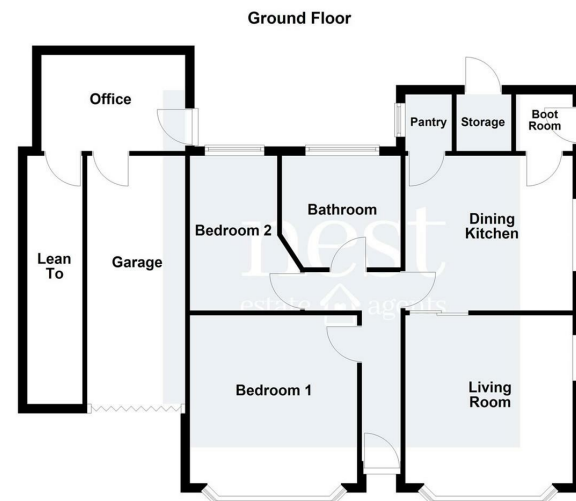
19 x 7'03

### Lean To

19 x 4'05

### Loft

29 x 20



**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.

Detached Bungalow Grange Drive, Glen Parva, Leicester LE2 9PH

£289,950

# The Story Begins

- Immaculate, Fully Modernised Detached Bungalow
- Stylish, High-Quality Renovation Throughout
- Bright Hallway And Spacious Living Room With Bay Window
- Contemporary Dining Kitchen With Adjoining Boot Room
- Two Generous Double Bedrooms
- Elegant Family Bathroom With Bath And Separate Shower
- Garage, Driveway & Versatile Office/Storage Room
- Landscaped Enclosed Garden With Charming Summer House
- Energy Rating E - Awaiting Up To Date EPC Since Full Renovation
- Freehold | Council Tax Band C

# Location Is Everything

Perfectly positioned in the ever-popular Glen Parva, this home combines peaceful surroundings with exceptional convenience. Scenic canal walkways 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

This exceptional detached bungalow has been fully renovated and finished to a beautiful standard by the current owners, offering attractive and well-proportioned accommodation throughout. Set behind privacy hedging, the property benefits from access via both a front entrance and a side gate from the driveway. On entering, you are welcomed by a central entrance hallway featuring original parquet flooring and high ceilings, creating a bright and airy feel. To the front is a spacious and inviting living room with dual-aspect light, a bay window with built-in seating and storage, and a sliding door opening into the dining kitchen. The kitchen is fitted with a stylish range of shaker-style wall and base units, complemented by butcher block effect work surfaces and a ceramic sink. There is an oven with gas hob, space for a fridge freezer, and ample room for a dining table, making it ideal for both everyday living and entertaining. The pantry provides additional storage with space for a washing machine and the practical boot room leads to the garden, via the side door. Both double bedrooms are tastefully decorated and well-proportioned, with the principal room offering a cosy window seat and additional storage. The bathroom is finished to a high standard, complete with a large freestanding bath, separate shower cubicle, WC, corner wash-hand basin and stylish metro tiling. The property continues to impress externally, with a generous, enclosed garden designed for enjoyment and privacy. Mainly laid to lawn, it also features a delightful summer house which is perfect for additional storage or versatile use. The garage and lean-to offer further storage options, while an additional room provides flexibility as a workshop, office, or hobby space. The boarded, full-height loft space presents excellent potential for storage or conversion, subject to the necessary consents. Early viewing is highly recommended to appreciate everything this home has to offer.

