

Room Sizes

Entrance Hall

12'4 max x 8'1 max

WC / Cloaks

5'2 x 3'4

Living & Dining Area

21'9 x 11'6

Breakfast Kitchen

13'1 max x 10'1 max

Utility

5'8 x 4'1

Bedroom One

12'4 max x 10'7 max

Bedroom Two

10'7 x 9'4

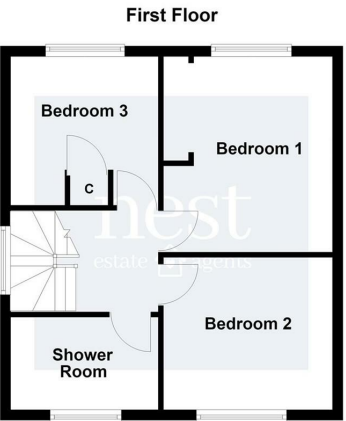
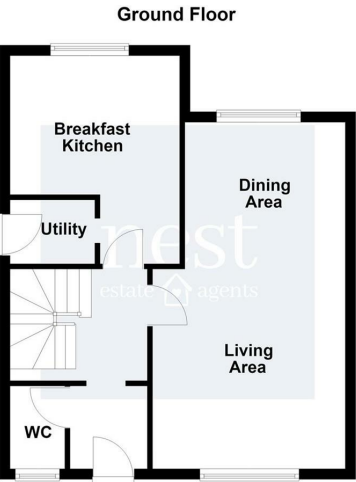
Bedroom Three

9'5 max x 9'3 max

Shower Room

Detached Garage

16'1 x 8'4



Grosvenor Close, Glen Parva, Leicester LE2 9UH

£316,000

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

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.

The Story Begins

- Delightful Detached Family Home
- Well Presented Throughout
- Entrance Hallway & WC
- 21ft Living & Dining Area
- Kitchen & Utility Room
- First Floor Landing & Shower Room
- Three Double Bedrooms
- Driveway & Detached Garage
- Enclosed Garden Wit Insulated Summer House
- Freehold, Council Tax Band D & Energy Rating D

Location Is Everything

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

A well-presented and well-maintained detached home, ideally positioned within this sought-after location in Glen Parva. Offering well-proportioned accommodation throughout, this delightful property is ideal for first-time buyers or families looking for a wonderful home in a desirable area.

The welcoming entrance hall provides access to the cloakroom/WC and leads through to the main living accommodation. The impressive 21ft dual-aspect living and dining room offers a versatile space for relaxing and entertaining, with natural light from windows to the front and rear aspects.

The rear-facing breakfast kitchen is fitted with a range of wall and base units, with access to the useful utility room. The first-floor landing leads to three well-proportioned double bedrooms, with the principal bedroom benefiting from built-in storage, and is completed by the family shower room.

The property benefits from double glazing, gas central heating, an alarm system and wired CCTV.

Externally, the home offers a driveway providing off-road parking for several vehicles, leading to a single garage with electric door and side access. The private rear garden is mainly laid to lawn with a patio seating area, mature shrubs, established trees, fenced boundaries and a garden shed.

A fantastic addition is the large insulated summer house, complete with power and lighting, providing a versatile space ideal for a home office, hobby room, gym or entertaining area.

Situated in a desirable location and offering a well-maintained home with versatile accommodation and excellent outside space, this property is sure to appeal to a variety of buyers. An early viewing is highly recommended to appreciate all this lovely home has to offer.

