

1a Lutterworth Road, Blaby, Leicester, LE8 4DW  
Telephone: 0116 2771777 • Email: [lettings@duckletts.co.uk](mailto:lettings@duckletts.co.uk)  
[www.nestestateagents.co.uk](http://www.nestestateagents.co.uk)

## FLOOR PLAN

### DIMENSIONS



**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](mailto:lettings@duckletts.co.uk) who will be pleased to arrange an appointment to view. Or visit our website at [www.nestestateagents.co.uk](http://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.

12 Chelsea Close, Glen Parva, Leicester, LE2 9UN  
£1,150 Per month

## OVERVIEW

- 3 Bedroom Detached
- Cul De Sac Location
- Popular Location
- Lounge
- Diner
- Kitchen
- Three Bedroom
- Family Bathroom
- Rear Garden
- EPC Rating ( D ) Council Tax Band ( B )

## 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

*Nestled in the charming area of Chelsea Close, Glen Parva, Leicester, this delightful three-bedroom house presents an excellent opportunity for families and individuals alike. The property boasts a warm and inviting atmosphere, perfect for creating lasting memories.*

*As you enter, you are greeted by a spacious living area that offers ample natural light, making it an ideal space for relaxation and entertaining guests. The well-appointed kitchen provides a functional layout, allowing for easy meal preparation and family gatherings. Each of the three bedrooms is generously sized, providing comfortable retreats for rest and privacy.*

*The house is situated in a peaceful neighbourhood, known for its friendly community and convenient access to local amenities. Residents can enjoy nearby parks, schools, and shops, ensuring that all essential services are within easy reach. The property also benefits from good transport links, making it simple to explore the wider Leicester area.*

*This home is not just a place to live; it is a canvas for your personal touch. With the potential for modernisation and improvement, it offers a fantastic opportunity for those looking to invest in a property that can grow with them. Whether you are a first-time buyer or seeking a family home, this house in Chelsea Close is a wonderful choice. Do not miss the chance to make it your own.*

