

1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk
www.nestestateagents.co.uk

Room Sizes

Entrance Porch

Living Room

13'10 x 13'02

Kitchen

6'02 x 10'03

Dining Area

7'04 x 7'01

Bedroom One

10'07 x 9

Bedroom Two

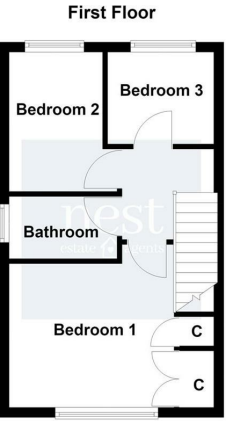
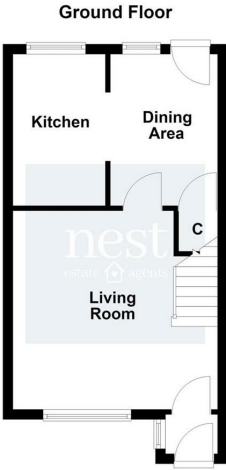
7'08 max x 9'06 max

Bedroom Three

7 x 6'07

Bathroom

7'08 x 4'08



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.

Hewes Close, Glen Parva, Leicester LE2 9NU

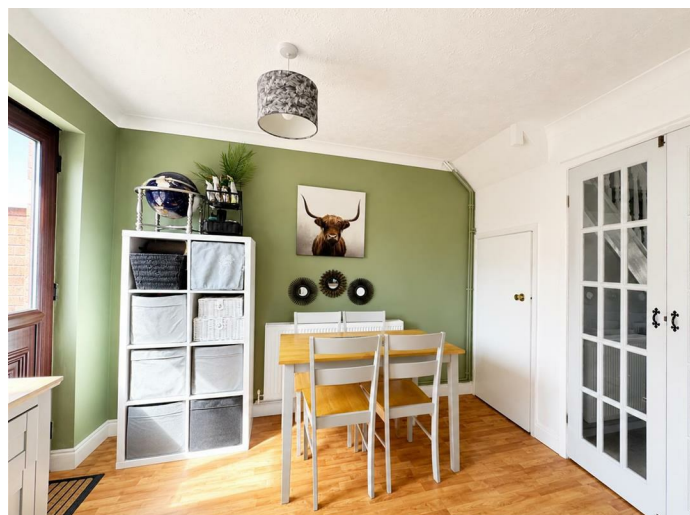
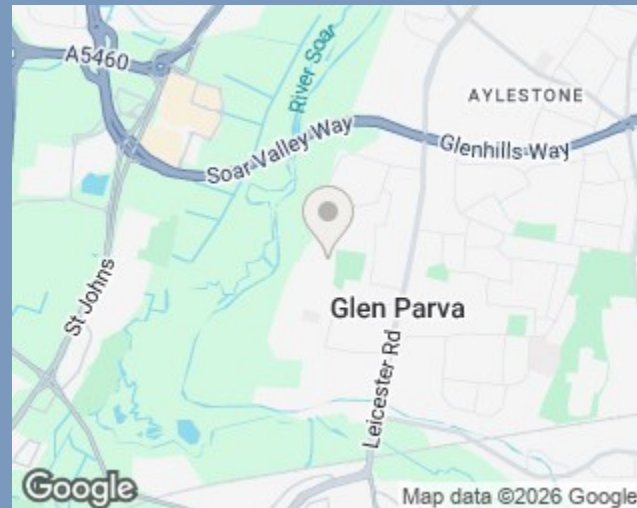
£265,000

The Story Begins

- Fabulous Semi Detached Home
- Beautifully Presented Throughout
- Entrance Porch & Living Room
- Dining Area Opening Into The Kitchen
- First Floor Landing & Bathroom
- Three Bedrooms
- Driveway to the Side
- Delightful Rear Garden
- Freehold
- Energy Rating C & Council Tax Band B

Location Is Everything

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 nearby, with South Wigston High School only a short distance away. Leicester City is on a direct bus route, with regular public transport runs making it easy to commute to the centre. Access to both the M69 and M1 links are close by. Along with local day to day shopping in Blaby and Fosse Park offering a wide selection of supermarkets and retail stores.



Inside Story

Welcome to this wonderful semi-detached home, situated within a popular development in Glen Parva. Beautifully presented with tasteful décor throughout, this lovely property is ready to move straight into and would make an ideal first home or a fantastic choice for a young family.

Approaching the property, you are greeted by a front garden and a driveway providing off-road parking. Stepping through the useful entrance porch, you are welcomed into a warm and inviting living room, where a feature fireplace creates a cosy focal point, making it the perfect place to relax.

To the rear of the home, the dining area offers an excellent space for everyday family meals and entertaining. Benefiting from an understairs storage cupboard and a courtesy door leading to the garden, it seamlessly flows into the kitchen through a square archway. The kitchen is fitted with a range of neutral wall and base units complemented by wood-effect work surfaces and attractive metro tiling. Integrated appliances include an oven, hob and extractor fan, while there is plumbing for a washing machine and space for a fridge freezer.

Upstairs, the first floor offers three well-proportioned bedrooms, comprising two generous doubles and a comfortable single room, ideal as a child's bedroom, nursery or home office. The principal bedroom benefits from a built-in storage cupboard and draws, while the family bathroom is fitted with a neutral suite including a pedestal wash hand basin, low-level WC and a bath with an overhead shower.

Outside, the delightful rear garden has been designed with ease of maintenance in mind. A patio provides the perfect setting for outdoor dining and entertaining, while a garden shed offers useful storage. Beyond the retaining wall and charming picket fence, an artificial lawn creates an attractive, low-maintenance space for children to play or for simply enjoying the outdoors.

