



OFFERS IN THE REGION OF £ 530,000

CAMELOT , GLEN PARVA



NO CHAIN - Camelot is a generously proportioned and beautifully maintained three-bedroom detached period home, enviably positioned within the sought-after and well-established area of Glen Parva. Originally constructed in 1923 by the renowned local builder Thurlby of Countesthorpe, the property is rich in character and retains a wealth of original features, including stained and leaded decorative windows, ornate picture rails, tiled fireplaces, and an elegant staircase with wooden handrail and detailed balustrade. Set behind a mature frontage with ample driveway parking and a brick-built garage, the home enjoys a superb balance of space, charm, and practicality, enhanced by gas-fired central heating, secondary unit glazing, solar panels, and a burglar alarm system.



The accommodation is accessed via an arched oak front door into an inviting entrance porch with stained glass detail, opening into a spacious hallway with staircase rising to the first floor. The main lounge is a warm and welcoming space, centred around a feature stone fireplace with multi-fuel burner, and a large bay window to the front with high-level stained glass panels. French doors lead to a delightful conservatory with tiled flooring and views over the mature gardens, offering an ideal space to relax and enjoy the surrounding greenery. A separate dining room to the front boasts an original tiled fireplace and dual aspect windows, while the recently updated breakfast kitchen features contemporary quartz work surfaces, Neff appliances including a slide-and-hide oven and hob, stylish splashbacks, a walk-in pantry, and views to the side and rear. Beyond the kitchen, a useful rear lobby leads to a separate utility room with sink, space for appliances, and external access. Completing the ground floor is a cloakroom with high-level WC.







Upstairs, the landing provides access to the roof void via a pull-down ladder, as well as three useful storage cupboards. The principal bedroom enjoys dual aspect windows and a pleasant outlook, while the second double bedroom also benefits from front and rear windows, an original fireplace, wash basin, and picture rail. The third bedroom is a good-sized single with front-facing window. The family bathroom features a large double bath, modern shower pod, pedestal wash basin, stylish wall and floor tiling, and there is a separate WC adjacent, both served by windows to the side elevation.







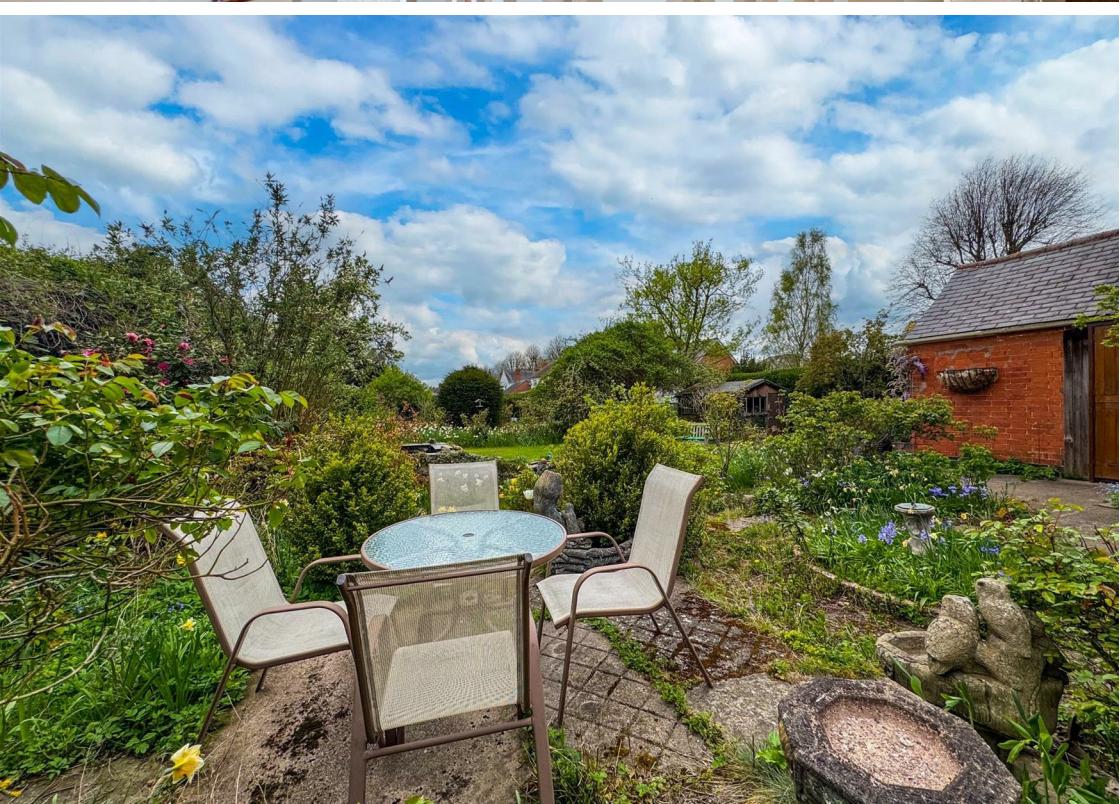
The outside space is a true highlight of Camelot, with delightfully private and well-established rear gardens offering a peaceful sanctuary. Accessed via gated pathways from either side of the property, the garden is rich in features including two ornamental ponds with connecting water feature, mature fruit trees and bushes, floral borders, a timber summerhouse, two greenhouses, and a large timber workshop with power and light. A generous patio directly behind the house provides a perfect setting for outdoor dining and entertaining.





Situated on the fringes of Glen Parva, Camelot is ideally located for access to the nearby village of Blaby, which offers a range of local shops, schools, and leisure facilities. The location is well connected to Leicester city centre, Aylestone village, and Fosse Park, with excellent transport links via the nearby ring roads, M1 and M69 motorways, and direct rail services from Leicester to London St Pancras. Camelot offers an increasingly rare opportunity to acquire a substantial and characterful family home in a convenient and desirable setting.











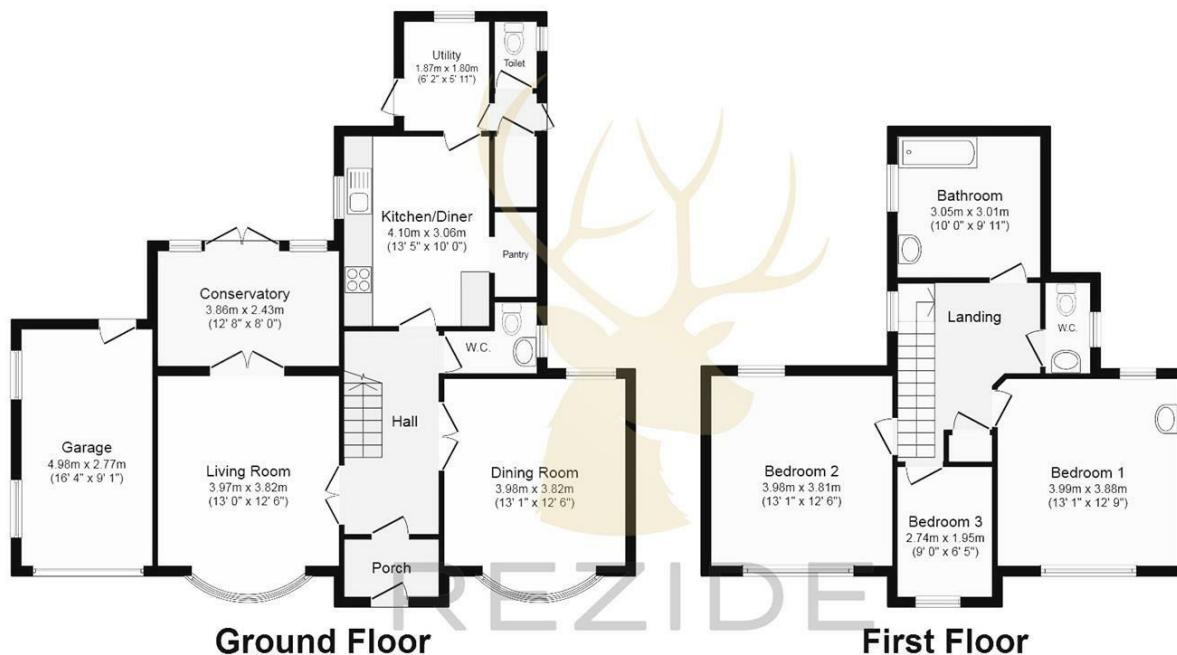


PLOT PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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KEY FEATURES:

- NO CHAIN
- BESPOKE 1923 BUILD
- REPUTABLE LOCAL BUILDERS
- THURLBY OF COUNTESTHORPE
- STUNNING GARDENS
- CHARMING FAMILY HOME
- EXCELLENT TRANSPORT LINKS
- ARTS AND CRAFTS STYLE RESIDENCE



Total floor area 152.3 m² (1,640 sq.ft.) approx

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 no guarantee as to their operability or efficiency can be given.

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1



2



1640.00 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		59	
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			

Property Location

