



**Connells**

Regency Close  
Glen Parva Leicester



### Property Description

Glen Parva is a civil parish in Leicestershire. There are shops and amenities nearby as well as a few churches. Parkland Primary School and South Wigston High School are the local schools with The Manor being a nearby pub with restaurant.

This three bedroom detached property is situated in the sought after location of Glen Parva and is immaculately presented throughout. The property is ready to move into and is one not to be missed. Please call now to arrange your viewing on 0116 2477477

### Entrance Hall

With a door to the front of the property, door to the lounge and access to the cloakroom.

### Downstairs Cloakroom

With a wc, wash hand basin in a vanity unit, part tiling and double glazed window to the front of the property.

### Lounge/ Diner

22' 3" x 15' 4" ( 6.78m x 4.67m )

With a double glazed window bow window to the front of the property, electric fireplace with wooden surround, coving to the ceiling, stairs rising to the first floor, two central heating radiators and patio doors leading out to the conservatory.

### Conservatory

10' 3" x 9' 10" ( 3.12m x 3.00m )

A upvc construction with French doors to the rear garden.

### Kitchen

12' 9" max x 9' 8" max ( 3.89m max x 2.95m max )

Fitted with wall and base units, kick board lighting, work surfaces housing the sink drainer, splashback tiling, electric oven, gas hob with cooker hood over, space for a fridge freezer, central heating radiator and double glazed window to the rear of the property.

### Utility Room

There are base units, work surfaces, plumbing for a washing machine, plumbing for a dish washer, central heating boiler and door to the rear garden.

## First Floor Landing

With stairs rising from the hallway and loft access.

## Bedroom One

12' 6" max x 9' 11" max ( 3.81m max x 3.02m max )

With a double glazed window to the rear of the property, built in wardrobe, central heating radiator and door to the en-suite.

## En-Suite

There is a shower cubicle with rainfall shower, wash hand basin in a vanity unit, wc, extractor fan, granite tiled walls, heated chrome towel radiator, LED down lighting, tiled flooring and double glazed window to the rear of the property.

## Bedroom Two

13' x 8' 11" ( 3.96m x 2.72m )

With a double glazed window to the rear of the property and central heating radiator.

## Bedroom Three

9' 3" x 8' 11" ( 2.82m x 2.72m )

With a double glazed window to the front of the property and central heating radiator.

## Family Bathroom

There is a bath, shower cubicle, wash hand basin, wc, partly tiled walls, central heating radiator and double glazed window to the front of the property.

## Outside

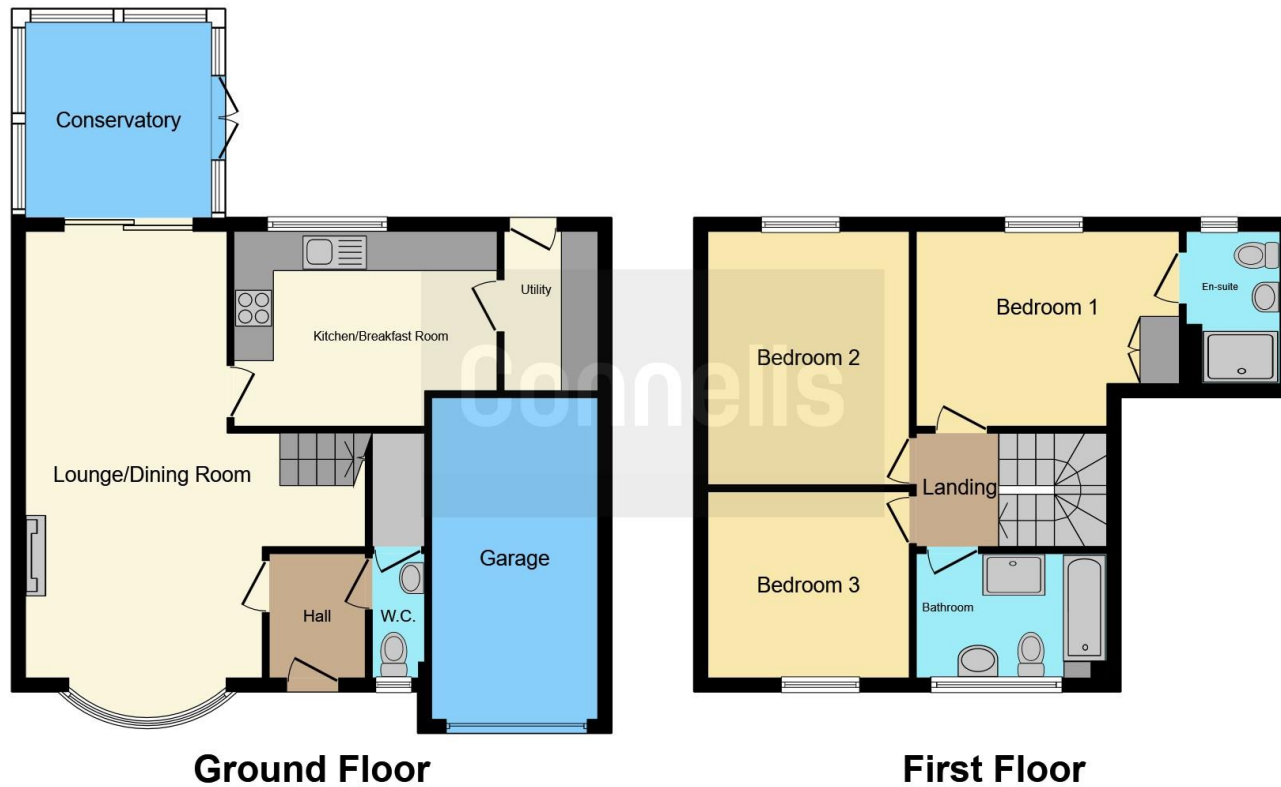
At the front of the property there is a block paved driveway leading to the garage and a lawned garden with shrubs.

The rear garden has a patio area, lawn, flower beds with mature shrubs, fenced borders and backs onto the Grand Union Canal.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 0116 247 7477**  
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**view this property online [connells.co.uk/Property/BLA308533](http://connells.co.uk/Property/BLA308533)**

**directions to this property:**

Proceed out of Blaby along the Leicester Road towards Glen Parva and turn right at the traffic lights onto Little Glen Road. Proceed along here and turn left into Westminster Drive. At the mini roundabout, turn right into Regency Close where the property is located.

**EPC Rating: D**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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