



**Connells**

New Bridge Road  
Glen Parva Leicester





### Property Description

Glen Parva is mainly a residential area in Leicestershire. There are amenities serving the area at "Carvers Corner" - these include a Newsagents, Chemist, Dentist, Barbers, Convenience Store and Cafe. There is a local park which contains facilities such as recreational equipment, an astro turf pitch, a library with café and a modernised memorial hall. The local school is Glen Hills primary school. There is easy access to lots of country walks close by via the Great Central Way - Aylestone Meadows, Everards Meadows and the Grand Union Canal. Walking distance to Everards Brewery and Beer Hall, Fosse Shopping Park with new Food Court, Blaby village, The Black Horse pub and Lock Keepers Café.

This three bedroom property is situated in the desirable New Bridge Road in Glen Parva. There is a large idyllic rear garden and is well presented and spacious throughout. Viewing is highly recommended to appreciate what this property has to offer.

### Entrance Hall

With a door to the front of the property, window to the front and central heating radiator.

### Lounge

20' 9" x 10' 10" ( 6.32m x 3.30m )

With a double glazed window to the front of the property, electric fireplace, central heating radiator and doors to the rear leading to the conservatory.

### Conservatory

8' 8" x 8' 1" ( 2.64m x 2.46m )

A upvc construction.

### Kitchen

11' 10" x 6' 7" ( 3.61m x 2.01m )

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, gas oven, electric oven, plumbing for a washing machine, tiled flooring, double glazed window to the rear and door to the side of the property.



## First Floor Landing

With stair rising from the ground floor and loft access.

## Bedroom One

11' 7" max x 11' 4" ( 3.53m max x 3.45m )

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

## Bedroom Two

11' 8" x 9' 1" ( 3.56m x 2.77m )

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

## Bedroom Three

7' 11" x 5' 8" ( 2.41m x 1.73m )

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

## Family Bathroom

There is a bath with shower over, wash hand basin, wc, tiled walls, tiled flooring, heated towel radiator and double glazed window to the rear of the property.

## Outside

At the front of the property there off road parking.

The large rear garden has a patio area, lawn and fenced borders.















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 0116 247 7477**  
**E [blaby@connells.co.uk](mailto:blaby@connells.co.uk)**

8-10 Leicester Road BLABY  
 LEICESTER LE8 4GQ

**view this property online [connells.co.uk/Property/BLA308738](http://connells.co.uk/Property/BLA308738)**

**directions to this property:**

Proceed out of Blaby along Leicester Road and at the roundabout continue ahead towards Glen Parva. At the traffic lights turn left onto New Bridge Road where the property is located.

**EPC Rating: E**

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BLA308738 - 0005