



**Connells**

Navigation Drive  
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. Access to the M1/M69 motorway network within 15 minutes from the property.

This five bedroom three storey property would make the ideal family home. Situated in the sought after location of Glen Parva this property has all the room you need for family living. Being sold with no onward chain viewing is highly recommended,

## Entrance Hall

With a door to the front of the property and stairs rising to the first floor.

## Downstairs W.C.

With a low level wc, wash hand basin, central heating radiator and double glazed window to the front of the property.

## Lounge

18' 2" x 10' 3" ( 5.54m x 3.12m )

With a double glazed window to the front of the property and gas fireplace.

## Dining Room

10' 8" x 8' 8" ( 3.25m x 2.64m )

With a central heating radiator and double glazed patio doors leading out to the rear garden.

## Kitchen

14' 1" x 11' 1" ( 4.29m x 3.38m )

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, splashback tiling, space for an oven, cooker hood, under stairs cupboard, central heating radiator and double glazed window to the rear of the property.

## Utility Room

There are wall and base units, work surfaces housing the stainless steel sink drainer, splashback tiling, plumbing for a washing machine, central heating radiator and a door to the side of the property.

## First Floor Landing

With stairs rising from the ground floor, stairs up to the second floor and central heating radiator.

## Bedroom One

16' 1" x 10' 4" ( 4.90m x 3.15m )

With double glazed window to the front of the property, central heating radiator and door to the en-suite.

## En-Suite To Bedroom One

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

## Bedroom Four

10' 11" x 8' 3" ( 3.33m x 2.51m )

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

## En-Suite To Bedroom Four

There is a shower cubicle, wc and wash hand basin.

## Bedroom Five

10' 8" x 8' 9" ( 3.25m x 2.67m )

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

## Bathroom

There is a suite comprising: bath with mixer taps, shower cubicle, wash hand basin and wc. Partly tiled walls, central heating radiator and double glazed window to the front of the property.

## Second Floor Landing

With stairs rising from the first floor and has a window to the rear of the property.

## Bedroom Two

19' 4" x 10' 6" ( 5.89m x 3.20m )

With a double glazed window to the front of the property, central heating radiator, fitted wardrobes and access to the en-suite.

## En-Suite To Bedroom Two

There is a shower cubicle, wash hand basin, wc and central heating radiator.

## Bedroom Three

23' 6" x 8' ( 7.16m x 2.44m )

There are double glazed windows to the front and rear of the property, central heating radiator and loft access.

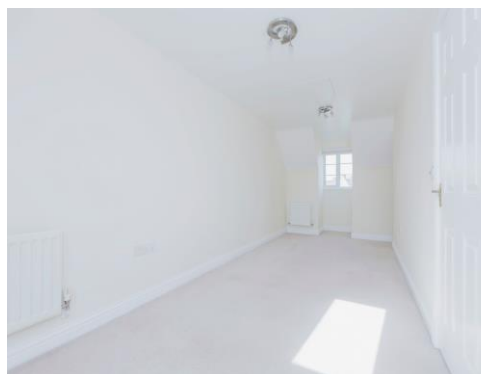
## Outside

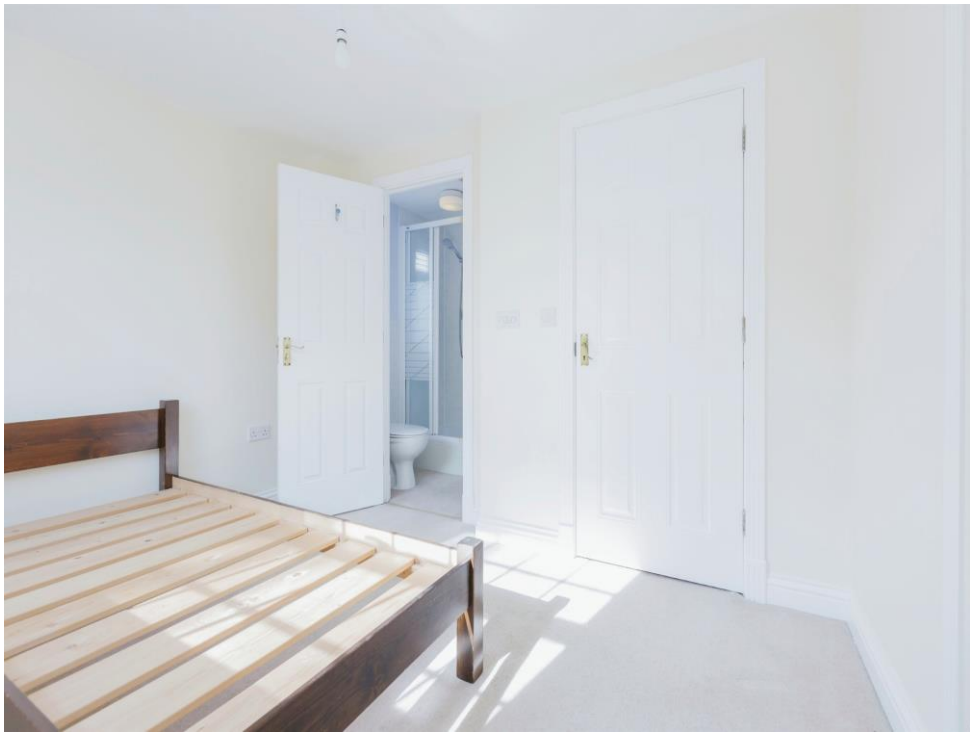
At the front of the property there is a small garden with path to the front door. A driveway leads to the garage.

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

## Garage

With an up and over door at the front, loft area and a single door leading to the rear garden.









**Ground Floor**



**First Floor**



**Second Floor**

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

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**view this property online [connells.co.uk/Property/BLA308894](http://connells.co.uk/Property/BLA308894)**

**directions to this property:**

Proceed out of Blaby along Leicester Road and at the roundabout continue ahead. At the traffic lights turn left onto New Bridge Road and turn right onto Navigation Drive, following the road round to the left where the property is located.

**EPC Rating: C**

Tenure: Freehold



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