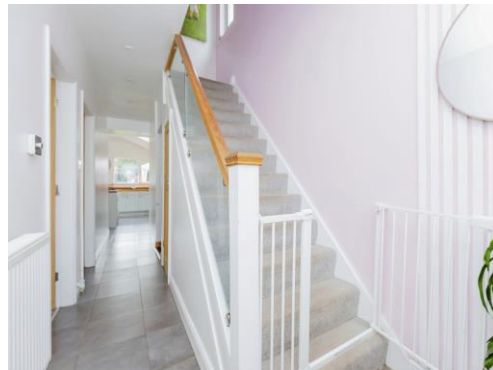




Connells
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FOR SALE

Connells

Grange 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.

This well presented extended property is located in the sought after area of Glen Parva. The property benefits from three bedrooms, a large rear garden, kitchen/diner extension and two reception rooms. Viewing is highly advised to appreciate the space this property has to offer.

Porch

With a door to the front and door through to the hallway.

Entrance Hall

With a double glazed door from the porch, stairs rising to the first floor, understairs cupboard, central heating radiator and tiled flooring.

Lounge

12' 5" x 12' (3.78m x 3.66m)

With a double glazed window to the front of the property, central heating radiator, coving to the ceiling and tv point.

2nd Reception/Living Room

11' 8" x 9' 11" (3.56m x 3.02m)

This room is open plan to the kitchen/diner and has a central heating radiator.

Kitchen/ Diner

17' 4" x 13' 7" (5.28m x 4.14m)

Fitted with matching wall and base units, work surfaces housing the sink drainer, integrated double oven, island with gas hob, plumbing for a washing machine, integrated fridge, spot lights to the ceiling, underfloor heating, two skylight windows, double glazed window to the rear and bi-folding doors to the rear garden.

Utility Room

14' 3" x 6' (4.34m x 1.83m)

There are base units, work surfaces housing the sink drainer, plumbing for a washing machine, roller shutter door to the front and double doors to the rear.

First Floor Landing

With stairs rising from the ground floor, loft access which has a drop down ladder and is partly boarded (not checked by the agent) and a double glazed window to the side of the property.

Bedroom One

12' 5" x 11' (3.78m x 3.35m)

With a double glazed window to the front of the property, built in wardrobes, central heating radiator and tv point.

Bedroom Two

9' 11" x 9' 1" (3.02m x 2.77m)

With a double glazed window to the rear of the property, built in wardrobes, central heating radiator and tv point.

Bedroom Three

6' 8" x 6' 6" (2.03m x 1.98m)

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

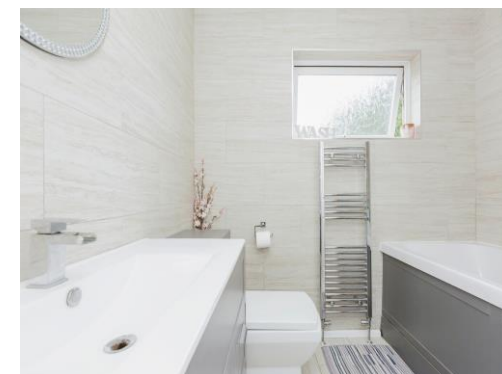
Bathroom

There is a modern suite comprising of a bath with mixer taps and shower over, wash hand basin in a vanity unit, wc, fully tiled walls, extractor fan, heated chrome towel radiator and double glazed window to the rear of the property.

Outside

At the front of the property there is a block paved driveway providing ample off road parking.

The larger than average rear garden has a paved patio area, lawn, outside tap, shed with power and mature trees and shrubs.









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

To view this property please contact Connells on

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view this property online connells.co.uk/Property/BLA309226

directions to this property:

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

EPC Rating: C

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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