



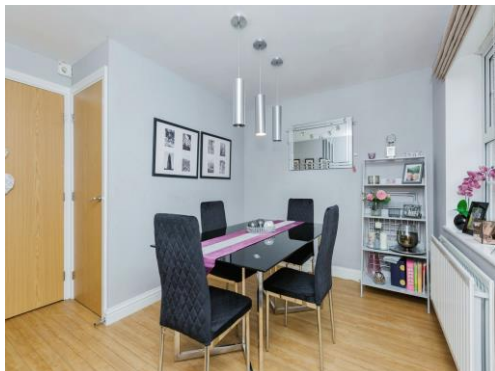
**Connells**

Navigation Drive  
Glen Parva Leicester



# Navigation Drive Glen Parva Leicester LE2 9TB

for sale offers in excess of  
**£280,000**



## 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 storey family home is located in the popular area of Glen Parva and overlooks the Grand Union canal. Benefitting from three bedrooms, en-suite to the master & a garage - viewing is highly recommended.

## Entrance Hall

With a door to the front of the property, stairs rising to the first floor and central heating radiator.

## Kitchen

12' 7" x 9' 1" ( 3.84m x 2.77m )

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, splashback tiling, oven and hob with cooker hood over, integrated washing machine and dishwasher, integrated fridge freezer, central heating radiator and double glazed window to the front of the property.

## Cloakroom

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

## Dining Room

12' 5" x 12' 1" ( 3.78m x 3.68m )

With a double glazed window and door to the rear of the property, under stairs cupboard and central heating radiator.

## First Floor Landing

With stairs rising from the hallway and stairs rising to the second floor.

## Lounge

16' 5" x 12' 4" ( 5.00m x 3.76m )

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

## Bedroom Three

12' 5" x 8' 7" ( 3.78m x 2.62m )

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

## Second Floor Landing

With stairs rising from the ground floor.

## Bedroom One

12' 4" x 10' 7" max ( 3.76m x 3.23m max )

With two double glazed windows to the front of the property, built in wardrobes, central heating radiator and door to the en-suite.

## En-Suite

There is a shower cubicle, wash hand basin, wc, partly tiled walls and heated chrome towel radiator.

## Bedroom Two

12' 4" x 8' 6" ( 3.76m x 2.59m )

With two double glazed windows to the rear of the property, built in wardrobes and central heating radiator.

## Family Bathroom

There is a bath with mixer taps, wash hand basin in a vanity unit, wc, fully tiled walls and central heating radiator.

## Outside

The rear garden is low maintenance with side gate access and timber fenced surrounds.

## Garage

With an up and over door.



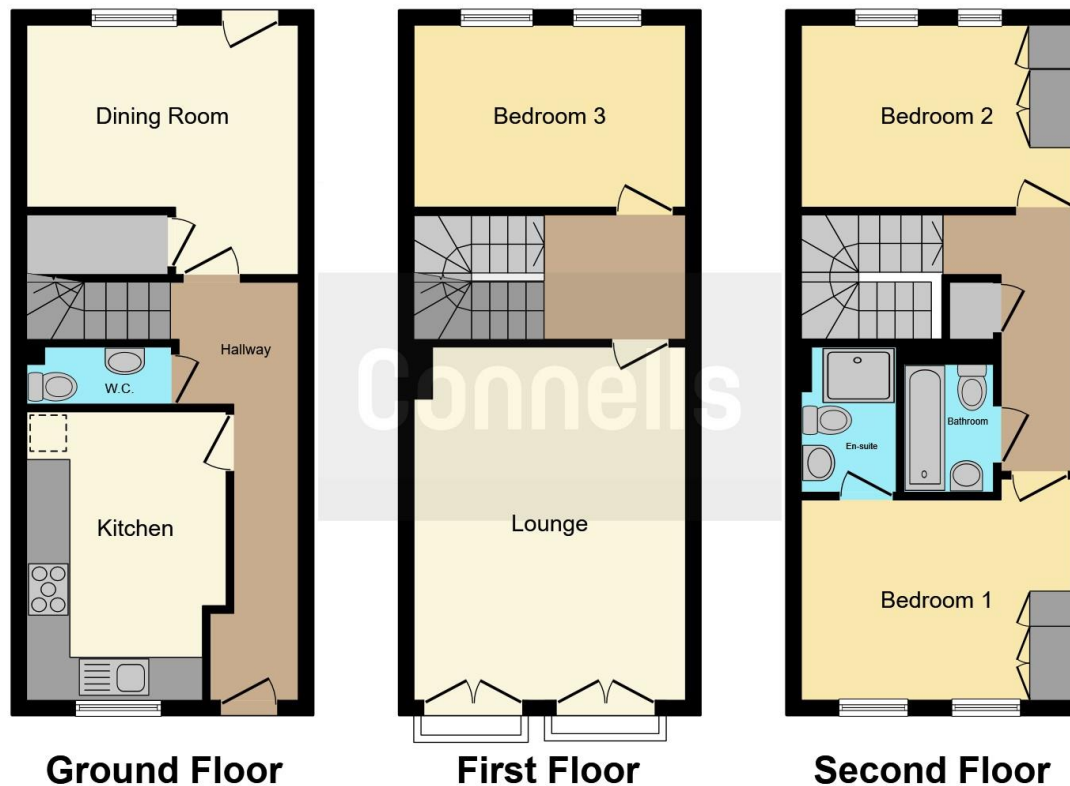












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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

#### directions to this property:

Proceed out of Blaby along Leicester Road and at the roundabout continue straight ahead. At the traffic lights turn left onto New Bridge Road and right at the roundabout onto Navigation Drive. Follow the road round to the right where the property can be found.

**EPC Rating: D**

Tenure: Freehold

**view this property online** [connells.co.uk/Property/BLA309189](http://connells.co.uk/Property/BLA309189)



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Property Ref: BLA309189 - 0007