



Connells

Westdale Avenue
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 semi-detached property is situated in the sought after location of Glen Parva and benefits from three bedrooms, kitchen/diner and a generous sized rear garden. Being offered for sale with no onward chain - 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.

Lounge

14' 7" x 10' 11" (4.45m x 3.33m)

With a double glazed bay window to the front of the property, open fireplace with feature surround, coving to the ceiling and central heating radiator.

Dining Area

8' 8" x 7' 6" (2.64m x 2.29m)

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

Kitchen

17' 9" x 8' 4" (5.41m x 2.54m)

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, splashback tiling, integrated oven and hob with cooker hood over, plumbing for a washing machine, integrated fridge, tiled flooring, double glazed French doors to the rear and double glazed windows to the rear of the property.

Downstairs Family Bathroom

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

First Floor Landing

With stairs rising from the hall and double glazed window to the side of the property.

Bedroom One

13' 6" x 10' 2" (4.11m x 3.10m)

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

En-Suite

There is a wash hand basin, wc and double glazed window to the front of the property.

Bedroom Two

10' 9" x 9' 11" (3.28m x 3.02m)

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

Bedroom Three

7' 10" x 7' 2" (2.39m x 2.18m)

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

Outside

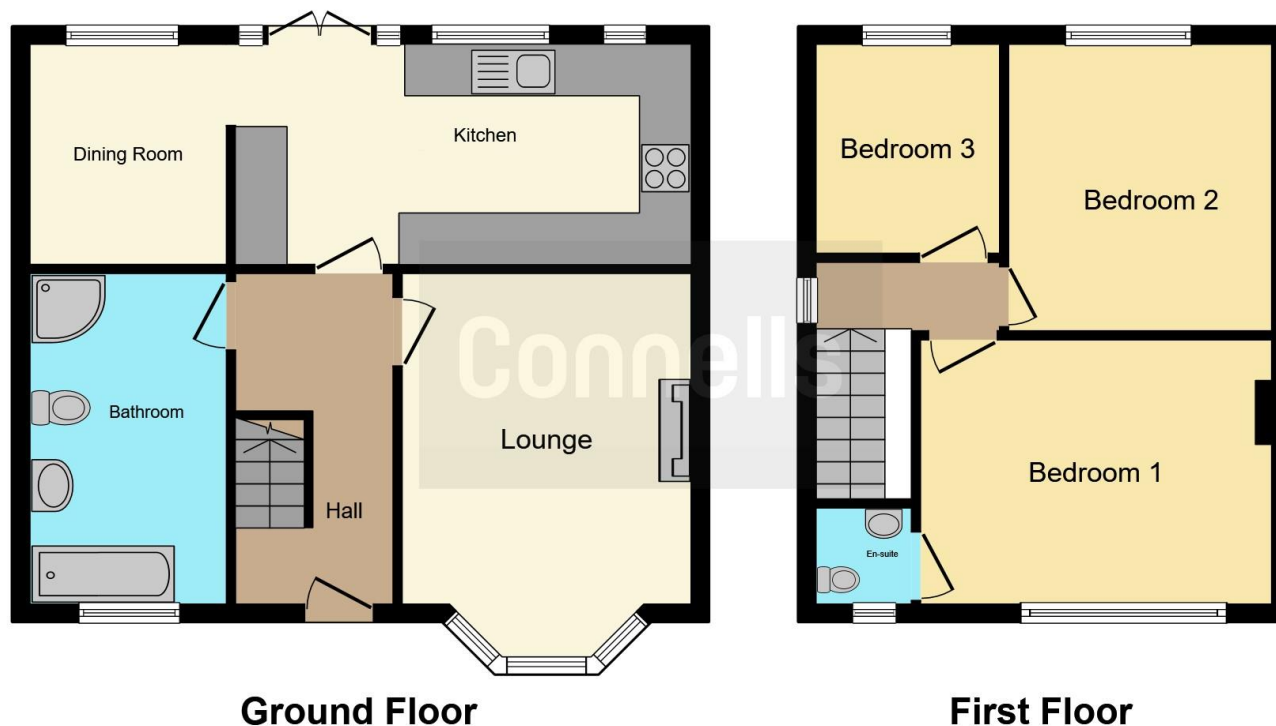
At the front of the property there is a driveway providing off road parking.

The rear garden has astroturf, a gravelled area 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

To view this property please contact Connells on

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view this property online connells.co.uk/Property/BLA309137

directions to this property:

Proceed out of Blaby along Leicester Road and at the roundabout continue straight ahead. At the traffic lights continue ahead towards Glen Parva. Turn left onto Glenville Avenue and at the end of the road turn right onto Cork Lane. Take the next left onto Needham Avenue and left again onto Westdale Avenue where the property is situated.

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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Property Ref: BLA309137 - 0002