



**Connells**

Navigation Drive  
Glen Parva Leicester



# Navigation Drive Glen Parva Leicester LE2 9TB

for sale  
**£450,000**



## 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 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. The property benefits from two en-suites and a garage. Call us to arrange your viewing.

## Entrance Hall

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

## Cloakroom

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

## Lounge

14' 6" x 12' 10" ( 4.42m x 3.91m )

With two double glazed windows to the front of the property, fireplace with feature surround, central heating radiator, coving to the ceiling and double doors through to the kitchen/diner.

## Kitchen/Diner

21' 7" x 12' 6" ( 6.58m x 3.81m )

Fitted with wall and base units, work surfaces housing the sink drainer, integrated electric oven, induction hob with cooker hood over, cupboard with built in bins, integrated fridge, integrated freezer, integrated dish washer, spot lights to the ceiling, double glazed window to the rear and double glazed French doors leading out to the garden.

## First Floor Landing

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

## Bedroom Two

12' 8" x 11' 7" ( 3.86m x 3.53m )

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

## En-Suite To Bedrm Two

There is a shower cubicle, wash hand basin, wc, central heating radiator and window to the side of the property.

## Bedroom Three

12' 9" x 10' 4" ( 3.89m x 3.15m )

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

## Bedroom Four

8' 9" x 6' 8" ( 2.67m x 2.03m )

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

## Bedroom Five

8' 9" x 6' 1" ( 2.67m x 1.85m )

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

## Family Bathroom

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

## Second Floor Landing

With stairs rising from the first floor, cupboard, central heating radiator and window to the front of the property.

## Bedroom One

23' 7" x 15' 1" ( 7.19m x 4.60m )

With double glazed window to the front, skylight window to the rear of the property, built in wardrobes, loft access, central heating radiator and door to the en-suite.

## En-Suite To Bedrm One

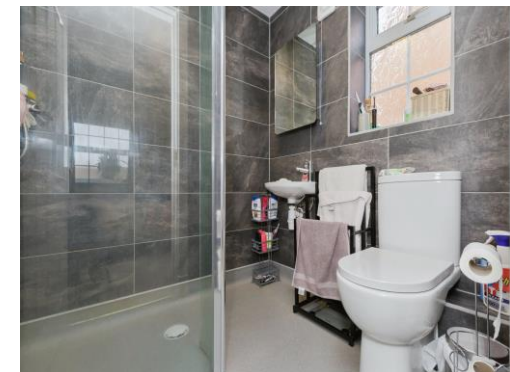
There is a bath with mixer taps, shower cubicle, wash hand basin in a vanity unit, wc, extractor fan, central heating radiator, partly tiled walls and skylight window to the rear of the property.

## Outside

At the front of the property there is a garden which is gravelled and iron fencing with path to the front door.

There is a driveway at the side leading to the garage.

The rear garden has a block paved 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

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**view this property online** [connells.co.uk/Property/BLA306771](http://connells.co.uk/Property/BLA306771)

#### 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 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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