



**Connells**

Sonning Way  
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 immaculate spacious three bedroom property would make an ideal home. The property is situated in the sought after location of Glen Parva and benefits from a driveway. The property has a generous downstairs and access to fields at the rear through the back garden. Viewing is recommended.

## Entrance Hall

With a door to the front and under stairs cupboard.

## Kitchen

10' 5" x 8' ( 3.17m x 2.44m )

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, splashback tiling, electric oven, gas hob with cooker hood over, plumbing for a washing machine and dish washer and double glazed window to the front of the property.

## Lounge

12' 7" x 12' 1" ( 3.84m x 3.68m )

With double glazed patio doors to the rear leading into the conservatory, electric fire and central heating radiator.

## Conservatory

9' 10" x 9' 1" ( 3.00m x 2.77m )

A upvc construction with double glazed windows and double doors leading out to the garden.

## Dining Room

13' 6" x 7' 3" ( 4.11m x 2.21m )

With a double glazed window to the rear of the property central heating radiator and stairs rising to the first floor.

## First Floor Landing

With stairs rising from the ground floor.

## Bedroom One

12' 9" x 8' 11" ( 3.89m x 2.72m )

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

## Bedroom Two

10' 3" x 9' 10" ( 3.12m x 3.00m )

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

## Bedroom Three

10' 6" x 7' 1" ( 3.20m x 2.16m )

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

## Bathroom

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

## Separate W.C.

There is a wc and window to the front of the property.

## Outside

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

The rear garden has a patio area, timber fencing and a gate in the field at the rear.

## Integral 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

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#### directions to this property:

Proceed out of Blaby along Leicester Road and at the roundabout continue straight ahead. At the traffic lights proceed ahead towards Glen Parva, turning right onto Hillsborough Road. Turn right onto Featherstone Drive, then right onto Sonning Way where the property is located.

**EPC Rating: C**

Tenure: Freehold

**view this property online** [connells.co.uk/Property/BLA309544](http://connells.co.uk/Property/BLA309544)



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