







## 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 bedroom detached property is being offered to the market with no onward chain. The property commands a corner plot and is well presented throughout. Viewing is recommended to appreciate all this property has to offer.

## Entrance Porch

With a door to the front of the property, opening through to the hallway and access to the downstairs w.c.

## Downstairs W.C.

There is a wc, wash hand basin, heated chrome towel radiator, tiled flooring and double glazed window to the front of the property.

## Hallway

With a door from the porch, stairs rising to the first floor and under stairs cupboard.

## Lounge

13' 4" x 10' 11" ( 4.06m x 3.33m )

With a double glazed window to the side of the property, gas fireplace with brick fireplace and central heating radiator.

## Dining Area

10' 11" x 9' 1" ( 3.33m x 2.77m )

With a double glazed window to the side of the property overlooking the garden and central heating radiator.

## Kitchen

12' 6" x 10' 7" ( 3.81m x 3.23m )

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, splashback tiling, space for a cooker, plumbing for a washing machine, double glazed window to the front and door to the side leading out to the garden.

## First Floor Landing

With stairs rising from the hallway, loft access and double glazed window to the front of the property.

## Bedroom One

11' 2" x 10' 1" ( 3.40m x 3.07m )

With a double glazed window to the side of the property, wardrobes and central heating radiator.

## Bedroom Two

13' 9" x 10' 9" ( 4.19m x 3.28m )

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

## Bedroom Three

10' 6" x 7' 4" ( 3.20m x 2.24m )

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

## Shower Room

There is a shower cubicle, wash hand basin in a vanity unit, heated chrome towel radiator and double glazed window to the front of the property.

## Separate W.C.

There is a wc and double glazed window to the side of the property.

## Outside

The front garden has a lawn, hedges and mature shrubs with a path leading to the front door.

The rear garden is low maintenance with patio area, hedges and fenced borders.

There is a driveway providing off road parking which leads to the garage.

## Garage

22' x 10' ( 6.71m x 3.05m )

There is an up and over door at the front.



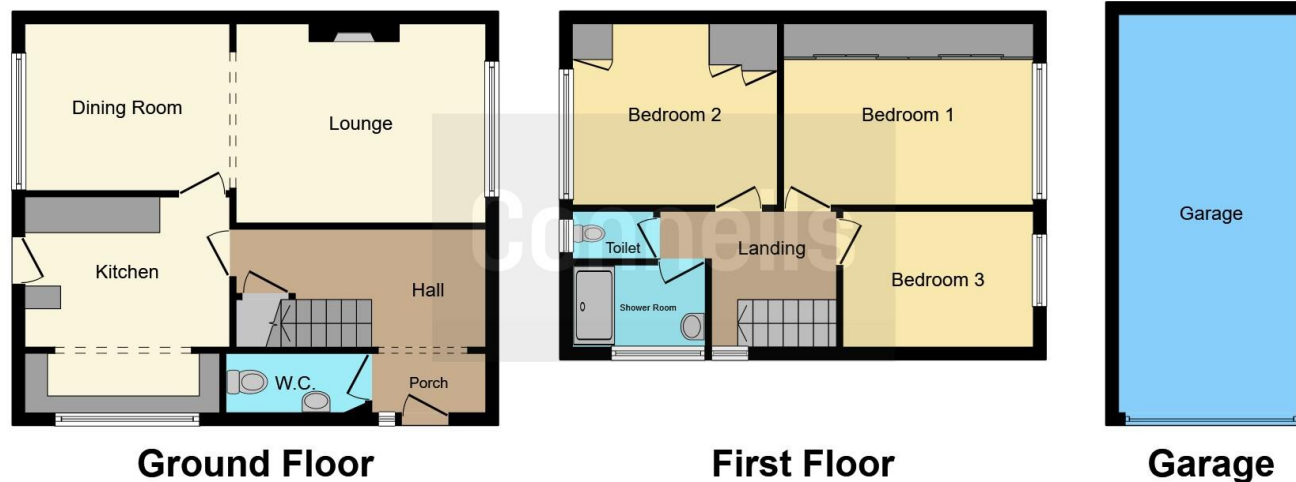












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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 continue ahead towards Glen Parva. At the top of the hill turn left onto Gilmorton Avenue and second left onto Rushton Drive where the property is located and can be identified by our Connells For Sale board.

EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

**view this property online** [connells.co.uk/Property/BLA309617](http://connells.co.uk/Property/BLA309617)



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Property Ref: BLA309617 - 0003