



Connells

Grosvenor Close
Glen Parva Leicester

Grosvenor Close Glen Parva Leicester LE2 9UG

for sale
£260,000



Property Description

Glen Parva is a civil parish in Leicestershire. There are shops, supermarkets and amenities nearby as well as a few churches. Parkland Primary School and South Wigston High School are the local schools with The Manor being a nearby pub with restaurant.

South Wigston also has good transport links/bus routes to the city centre and a local train station. There is Fairfield Community Primary School, Parklands Primary School, South Wigston High School, Wigston Academy and South Leicestershire College. A variety of supermarkets, local shops and food takeaways, a refurbished Swimming Pool and Fitness Centre and a large park with play areas, skate park and bowling green and is within easy access for countryside and canal walks.

This well presented three bedroom semi-detached property would be an ideal first time buy. There is a good sized lounge/diner, ample off road parking and is situated in a cul-de-sac location with views of the canal at the rear. Call now to view

Entrance Hallway

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

Lounge/ Diner

22' 7" max x 11' 11" max (6.88m max x 3.63m max)

A spacious dual aspect room letting in lots of natural light with double glazed windows to the front and rear of the property, two central heating radiators and a brick built fireplace.

Kitchen

10' 9" x 7' (3.28m x 2.13m)

Fitted with matching wall and base units, work surfaces housing the stainless steel, one and a half bowl sink drainer, splashback tiling, space for a cooker, space for a fridge freezer, plumbing for a washing machine, central heating radiator, double glazed window to the rear of the property overlooking the garden and a door leading out to the rear garden.

First Floor Landing

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

Bedroom One

11' 9" x 8' 5" (3.58m x 2.57m)

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

Bedroom Two

11' 1" x 8' 5" (3.38m x 2.57m)

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

Bedroom Three

8' 5" x 6' 4" (2.57m x 1.93m)

With a double glazed window to the rear of the property with canal views, laminate flooring and a central heating radiator.

Family Bathroom

There is a suite comprising of a bath with shower attachment, wash hand basin and a low level wc. Partially tiled, airing cupboard, central heating radiator and an obscure double glazed window to the front of the property.

Outside

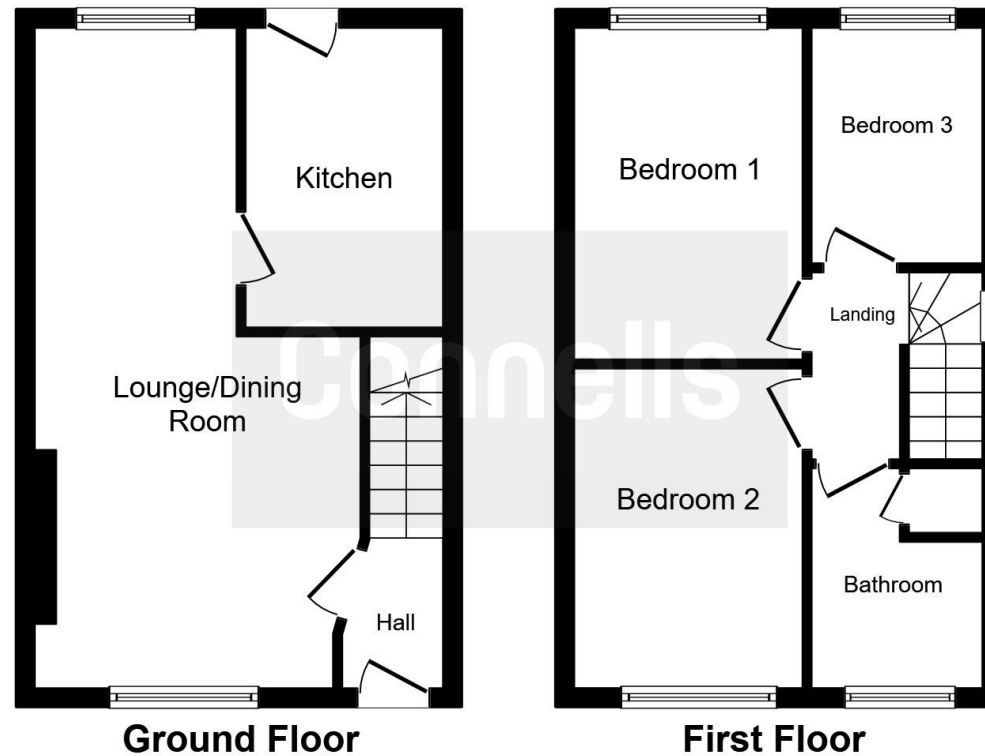
To the front of the property there is a gravelled driveway providing ample off road parking.

The south west facing rear garden is mainly laid to lawn with a patio seating area, low brick built wall, flower beds housing mature shrubs, garden shed, tap and fence surrounds.









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).
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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 turn right onto Little Glen Road and continue ahead until reaching Westminster Drive. Turn left onto Westminster Drive, continue over the bridge and turn right onto Grosvenor Close where the property is located.

EPC Rating: C Council Tax
Band: B

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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