



**Connells**

Grange Drive  
Glen Parva Leicester



# Grange Drive Glen Parva Leicester LE2 9PF

for sale offers in excess of  
**£325,000**



## 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 four bedroom property is spacious throughout and would make an ideal family home. Well presented and ready to move into, viewing is highly recommended to appreciate the space and standard this house has to offer - call now to view.

## Entrance Hall

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

## Dining Room

14' 1" x 11' 5" ( 4.29m x 3.48m )

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

## Living Room

26' 4" x 10' ( 8.03m x 3.05m )

With a double glazed window to the front of the property, fireplace and two central heating radiators.

## Study Room

10' 5" x 9' 7" ( 3.17m x 2.92m )

With double doors from the living room, tv point and double glazed doors leading out to the rear garden.

## Kitchen

12' 5" x 11' 1" ( 3.78m x 3.38m )

Fitted with matching wall and base units, work surfaces housing the sink drainer, integrated double oven, electric hob with cooker hood over, space for a fridge freezer, central heating radiator and French doors leading out to the garden.

## Utility Room

8' 11" x 6' 5" ( 2.72m x 1.96m )

With wall and base units, work surfaces, plumbing for a washing machine and double glazed window to the rear of the property.

## First Floor Landing

With stairs rising from the ground floor and loft access.

## Bedroom One

17' 11" x 10' 3" ( 5.46m x 3.12m )

With double glazed windows to the front and rear of the property and two central heating radiators.

## Bedroom Two

11' 11" x 11' 5" ( 3.63m x 3.48m )

With a double glazed window to the rear of the property, central heating radiator and stairs to the attic room.

## Bedroom Three

14' 5" max into bay x 11' 6" max ( 4.39m max into bay x 3.51m max )

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

## Bedroom Four

7' 8" x 6' 4" ( 2.34m x 1.93m )

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

## Family Bathroom

There is a bath with mixer taps and shower over, wash hand basin in a vanity unit, wc, tiled walls, tiled flooring, central heating radiator and double glazed window to the rear of the property.

## Attic Room

14' 10" x 11' 6" ( 4.52m x 3.51m )

There is a double glazed window to the rear of the property and electric radiator.

There is no planning permission for this room.

## Outside

At the front of the property, there is a block paved driveway for off road parking.

The rear garden has a patio area, lawn and mature shrubs.















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

**T 0116 247 7477**  
**E [blaby@connells.co.uk](mailto:blaby@connells.co.uk)**

8-10 Leicester Road BLABY  
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#### directions to this property:

Proceed out of Blaby along Leicester Road and at the roundabout continue ahead towards Glen Parva. At the traffic lights continue ahead and turn right onto Grange Drive where the property is located.

EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

**view this property online** [connells.co.uk/Property/BLA307668](http://connells.co.uk/Property/BLA307668)



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