



Connells

West View Avenue
Glen Parva Leicester

West View Avenue Glen Parva Leicester LE2 9JU

for sale
£350,000



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.

Nestled on a desirable residential street, this beautifully presented three bedroom semi-detached home perfectly blends period character with modern style. With a bright and spacious open plan living area ideal for entertaining and the top floor commanding its own bedroom and bathroom.

Entrance Hall

There is a door to the front of the property, double glazed window to the side, stairs rising to the first floor and central heating radiator.

Lounge

14' 6" max x 11' 10" (4.42m max x 3.61m)

There is a double glazed bay window to the front of the property, fireplace with a log burner and a central heating radiator.

Kitchen/Dining/Living Room

22' 7" x 19' (6.88m x 5.79m)

The kitchen has a bright and spacious open plan living area, featuring a stylish kitchen with a central island, modern appliances and skylights that flood the space with natural light. The adjoining living and dining areas create the perfect setting for entertaining family and friends, while the feature fireplace adds a cosy touch. The kitchen comprises of matching wall and base units, work surfaces housing the sink drainer, splashback tiling, oven and hob with cooker hood over, plumbing for a washing machine, central heating radiator, double glazed window to the side aspect of the property and Bi-folding doors leading out to the rear garden.

First Floor Landing

The spacious landing has room for a home office and there are stairs rising from the ground floor, double glazed window to the side of the property, central heating radiator and stairs rising to the second floor.

Bedroom One

12' 4" x 10' 7" (3.76m x 3.23m)

With a double glazed window to the front of the property, fitted double wardrobes, high level picture rail and central heating radiator.

Bedroom Three

11' 10" x 9' 11" (3.61m x 3.02m)

With a double glazed window to the rear of the property, built in wardrobes, high level picture rail and central heating radiator.

Family Bathroom

There is a free standing bath with separate free standing mixer taps which also has a shower attachment, wash hand basin set into a shelving unit, low level wc, heated chrome towel radiator and double glazed window to the rear of the property.

Second Floor Landing:

With stairs rising from the first floor, this top floor hosts a generous third bedroom with its own shower room, making it an ideal private space.

Bedroom Two

13' 7" x 11' 7" (4.14m x 3.53m)

The top floor hosts a generous third bedroom with its own bathroom, making it an ideal private space. With double glazed Velux windows to the front and rear of the property and a central heating radiator.

Shower Room

There is a shower cubicle, wash hand basin in a vanity unit, wc with a concealed cistern, fully tiled walls, heated chrome towel radiator and double glazed Velux window to the rear of the property.

Outside

Outside, the property boasts a driveway offering off road parking, a power socket, a side gate leading to a private rear garden and has charming curb appeal. The vendor has advised that the driveway is only a year old.

The rear garden has a large decked area perfect for entertaining, lawn, mature shrubs, shed with power, outside socket and timber fencing.

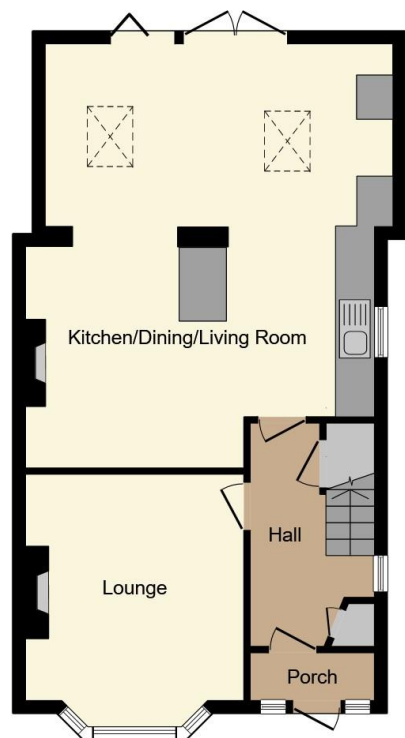
Agents Note:

The vendor has advised that the boiler is only 1 month old and has a 10 year warranty. There are also bespoke fitted blinds around the house.

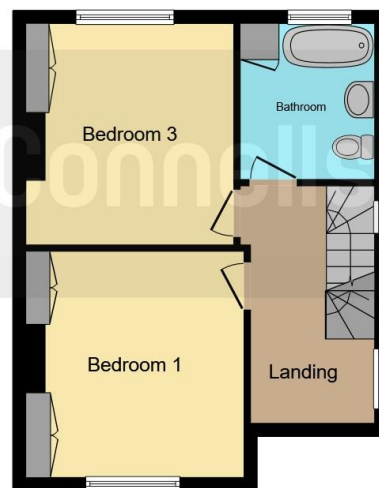




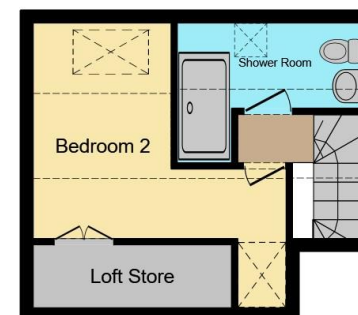




Ground Floor



First Floor



Second Floor

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

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view this property online connells.co.uk/Property/BLA309784

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 and turn left onto West View Avenue where the property is located.

EPC Rating: Awaited
Council Tax Band: D

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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