



**Connells**

Greendale Road  
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 two bedroom semi-detached bungalow is being offered to the market with no onward chain. Situated in the sought after Greendale Road in Glen Parva. Viewing is highly recommended to appreciate all this property has to offer.

### Entrance Hall

There is a door to the side of the property leading into the hallway and a central heating radiator.

### Lounge

15' 6" x 11' 4" ( 4.72m x 3.45m )

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

### Kitchen

8' 11" x 8' 4" ( 2.72m x 2.54m )

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, electric oven, electric hob, central heating radiator, spot lights to the ceiling, a double glazed window to the rear and a door to the rear leading through to the utility area.

### Utility Area

There are windows to the rear of the property and a door leading out to the rear garden.



## Bedroom One

12' x 10' 3" ( 3.66m x 3.12m )

There is a double glazed window to the front of the property and built in wardrobes.

## Bedroom Two

8' 11" x 8' 6" ( 2.72m x 2.59m )

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

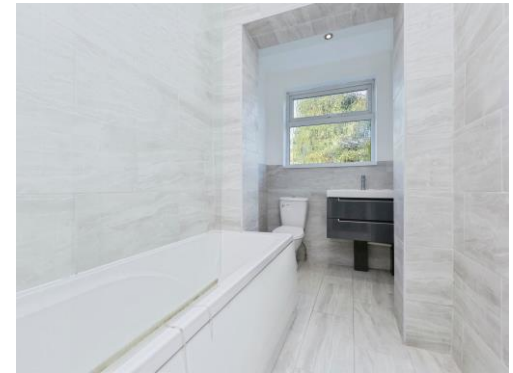
## Bathroom

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

## Outside

At the front of the property there is a lawn with path to the front door and hedging to the front.

There is a large rear garden which has a patio area and lawn with mature shrubs.



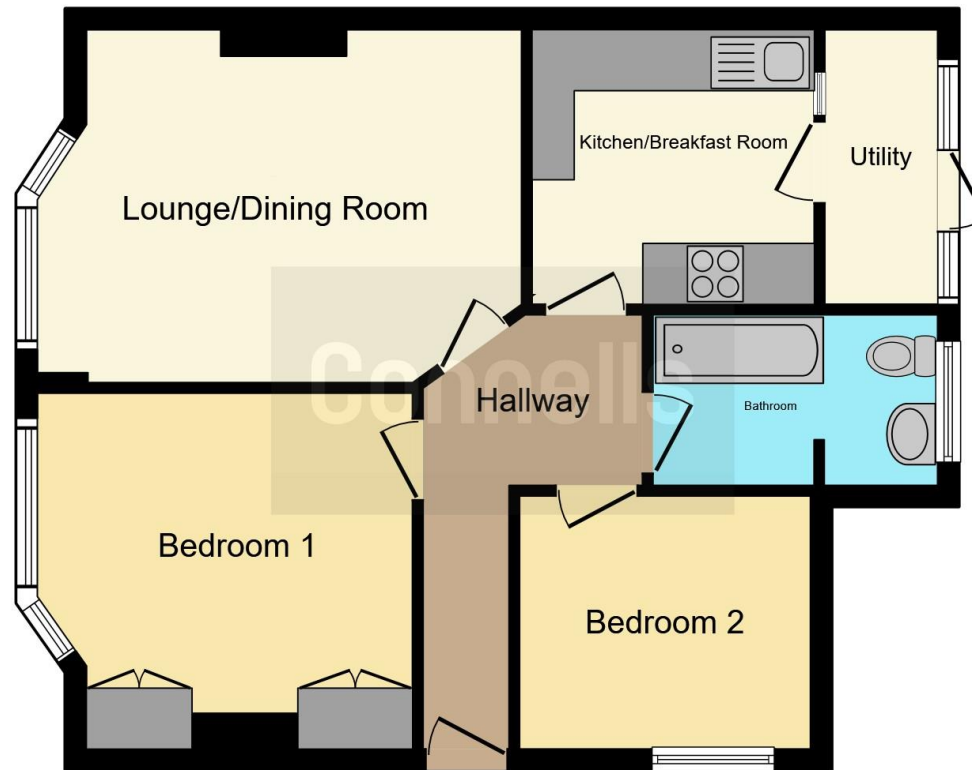












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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  
 LEICESTER LE8 4GQ

#### 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. Turn left onto Dorothy Avenue then right onto Greendale Road where the property is located on the left hand side.

EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/BLA309796](http://connells.co.uk/Property/BLA309796)**



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BLA309796 - 0003