



Connells

Little Glen Road
Glen Parva Leicester

Little Glen Road Glen Parva Leicester LE2 9TW

for sale
£500,000



Property Description

Glen Parva is a civil parish in Leicestershire. There are shops 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.

This charming three bedroom detached property is nestled in Little Glen Road and offers the perfect combination of contemporary living, provides privacy and space. With equestrian facilities on the door step, ideal for those with an equestrian passion or looking for tranquil surroundings.

Entrance Hall

With a door to the front of the property, windows to the front and rear of the property, central heating radiator and door through to the utility room.

Utility Room

8' 11" x 6' 9" (2.72m x 2.06m)

There is a window to the side of the property, work surfaces housing the sink drainer, spot lights to the ceiling and leads through to the kitchen and boot room.

Kitchen

16' 1" x 10' 8" (4.90m x 3.25m)

Fitted with wall and base units, work surfaces housing the sink drainer, breakfast bar, log burner, door to the inner hallway, spot lights to the ceiling and a double glazed window to the front of the property.

Boot Room

8' 11" x 6' 9" (2.72m x 2.06m)

There are storage cupboards, spot lights to the ceiling and a door and window to the side of the property.

Inner Hallway

Lounge

15' 1" x 13' 8" (4.60m x 4.17m)

With double glazed windows to the rear and side of the property, two central heating radiators, fireplace with feature surround, coving to the ceiling and double glazed French doors leading to the conservatory.

Conservatory

20' 11" max x 9' 6" max (6.38m max x 2.90m max)

With double glazed windows to the rear and side of the property, central heating radiator and double glazed patio doors to the rear.

Office

Accessed from the conservatory there French doors to the side of the property.

Downstairs Shower Room

Accessed from the conservatory, there is a wc, wash hand basin and shower cubicle.

First Floor Landing

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

Bedroom One

13' 9" max x 12' 11" max (4.19m max x 3.94m max)

With double glazed windows to the rear and side of the property, central heating radiator and door to the en-suite.

En-Suite

With a double glazed window to the side of the property, shower cubicle, wash hand basin in a vanity unit, wc and partly tiled walls.

Bedroom Two

10' 1" x 8' 7" (3.07m x 2.62m)

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

Bedroom Three

9' 11" x 7' 1" (3.02m x 2.16m)

With double glazed windows to the front and side of the property and central heating radiator.

Family Bathroom

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

Outside

With a generously sized plot and a well maintained garden, perfect for outdoor living or entertaining.

At the front of the property there is a generous driveway providing ample's of off road parking and double gates through to the carport.

The property benefits from a private rear garden, surrounded by views making it ideal for outdoor dining, gardening, or simply relaxing in the fresh air. The rear garden has a lawn, mature plants, patio seating area and pond.

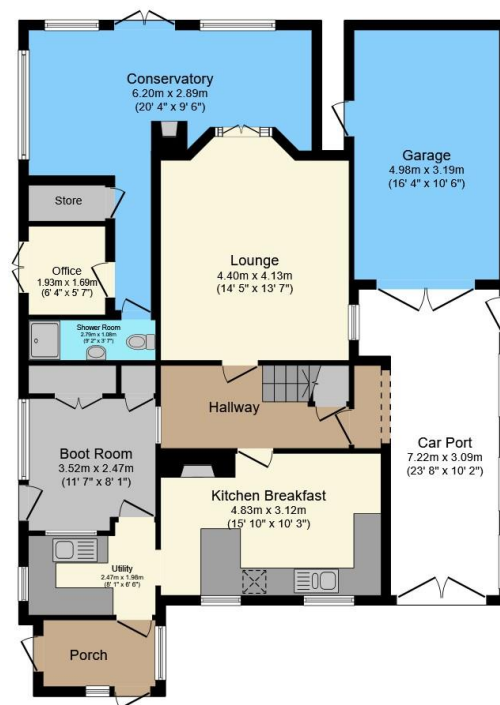
Garage

With double doors from the carport and a single door to the side.

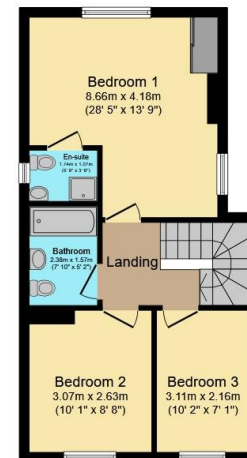








Ground Floor



First Floor

Total floor area 154.0 m² (1,657 sq.ft.) approx

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.propertybox.io

Connells

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 turn right onto Little Glen Road. Proceed for some time and the property is located on the right hand side just past The Manor pub.

EPC Rating: D Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/BLA309815



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