



**Connells**

Knightsbridge Road  
Glen Parva Leicester



## 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 mid-terrace house benefits from three bedrooms, a large lounge/dining room and downstairs cloakroom. Offered for sale with no onward chain - viewing is highly recommended. Call now to view.

## Entrance Hall

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

## Lounge/Diner

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

## Kitchen

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, electric oven, gas hob with cooker hood over, tiled flooring, double glazed window to the rear of the property and a door to the rear lobby area.

## Rear Lobby

Accessed from the kitchen, there is a door to the side of the property and door to the cloakroom.

## Cloakroom

There is a wc and wash hand basin.

## First Floor Landing

With stairs rising from the hallway and storage cupboard.

## Bedroom One

With a double glazed window to the front of the property.

## Bedroom Two

With a double glazed window to the rear of the property.

## Bedroom Three

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

## Bathroom

There is a bath, wash hand basin, wc, tiled walls and window to the rear of the property.

## Outside

The rear garden has a patio seating area, lawn and a brick built outhouse.









Total floor area 88.2 m<sup>2</sup> (949 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](http://www.propertybox.io)



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 and proceed over the bridge then turn left onto Bayswater Drive which becomes Knightsbridge Road where the property is located.

EPC Rating: C Council Tax Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/BLA310000](http://connells.co.uk/Property/BLA310000)**



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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