



**Connells**

Sonning Way  
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 three bedroom property has been renovated throughout by the current owners including a new kitchen and a stylish new bathroom. The property would be an ideal first time purchase for anyone looking for something ready to move into and viewing is highly recommended to appreciate the standard.

## Entrance Hall

With a door to the front of the property.

## Kitchen

Fitted with wall and base units, work surfaces housing the sink drainer, splashback tiling, electric oven and hob with cooker hood over, integrated dish washer, vertical radiator and double glazed window to the front.

## Lounge/Dining Room

With double glazed French doors leading out to the rear garden, stairs rising to the first floor, doors leading through to the conservatory and storage cupboard.

## Conservatory

A upvc construction with double glazed windows to the rear and side and French doors leading out to the rear garden.

## First Floor Landing

With stairs rising from the ground floor and loft access.

## Bedroom One

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

## Bedroom Two

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

## Bedroom Three

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

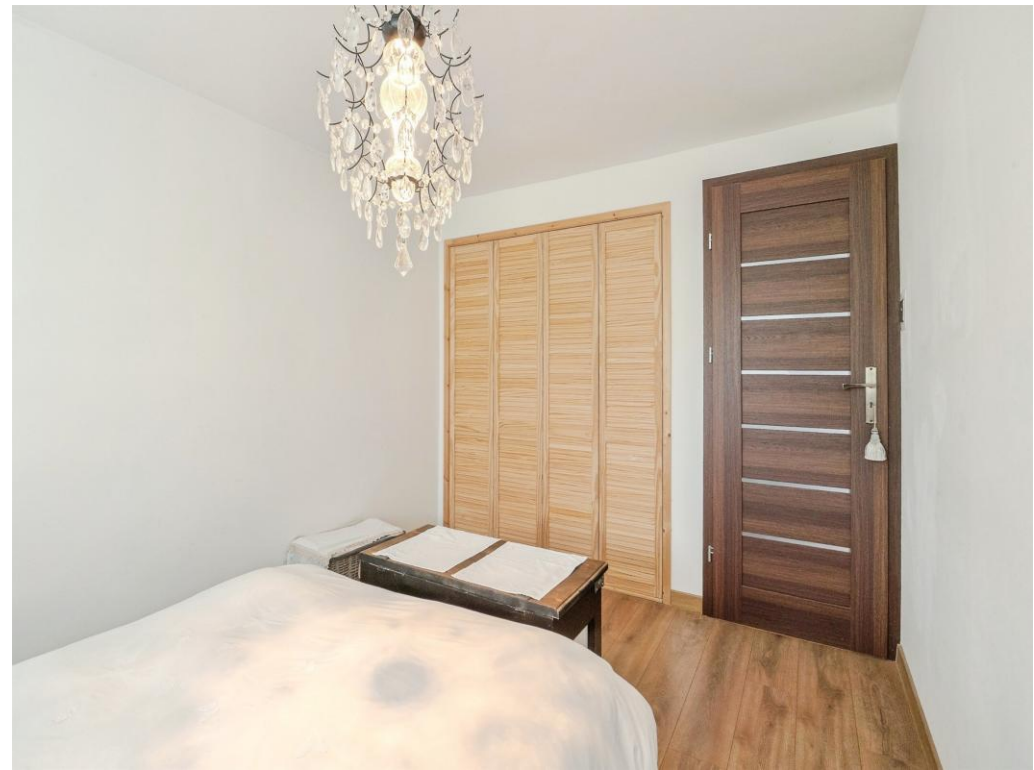
## Bathroom

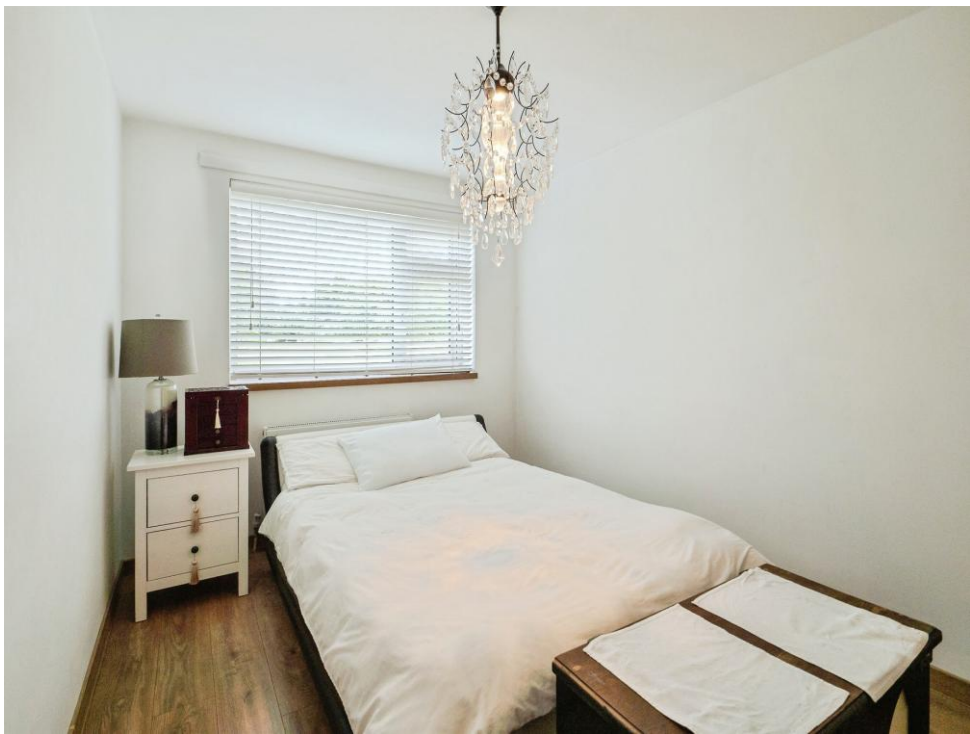
There is a bath, shower cubicle, wash hand basin, wc, central heating radiator and double glazed window to the front of the property.

## Outside

At the front of the property there is a driveway leading to the integrated garage and a lawned area.

The rear garden has a lawn, shed and timber fenced borders.









Total floor area 111.6 m<sup>2</sup> (1,202 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 proceed ahead towards Glen Parva, turning right onto Hillsborough Road. Turn right onto Featherstone Drive, then right onto Sonning Way where the property is located.

EPC Rating: C Council Tax Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/BLA309877](http://connells.co.uk/Property/BLA309877)**



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