



**Connells**

Amanda Road  
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 detached family home is in a popular location within easy distance to the motorway network and Fosse shopping park. Benefiting from three bedrooms, two reception rooms, utility, driveway and garage, viewing is highly recommended.

## Porch

With a door to the side, windows to the side and front and door through to the lounge.

## Lounge

With a door leading from the porch, double glazed window to the front of the property, gas fireplace with brick built surround, central heating radiator, stairs rising to the first floor, understairs cupboard and double doors through to the dining room.

## Dining Room

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

## Kitchen

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, splashback tiling, integrated oven and hob, double glazed window to the side of the property and door through to the utility room.

## Utility Room

Accessed from the kitchen, door to the cloakroom and double glazed door leading out to the rear garden.

## Cloakroom

There is a wc, wash hand basin and double glazed window to the rear of the property.

## First Floor Landing

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

## Bedroom One

With a double glazed window to the front of the property 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 corner bath with shower over, wash hand basin, wc, partly tiled walls and double glazed windows to the side and rear of the property.

## Outside

At the front of the property there is a driveway providing off road parking which leads to the garage and a lawn with a small wall at the front.

The rear garden has a paved patio area, lawn, second patio area and fenced borders.

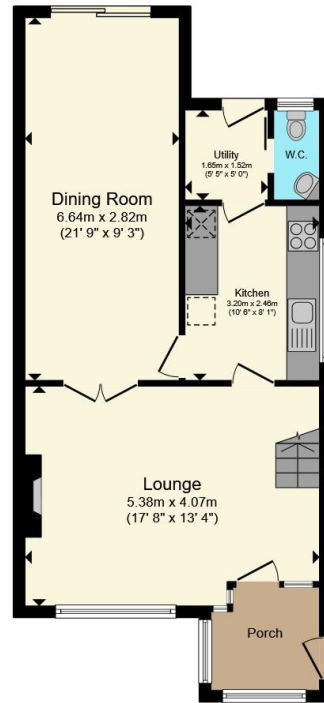
## Garage

Has an up and over door to the front, single door to the side and a window at the rear.

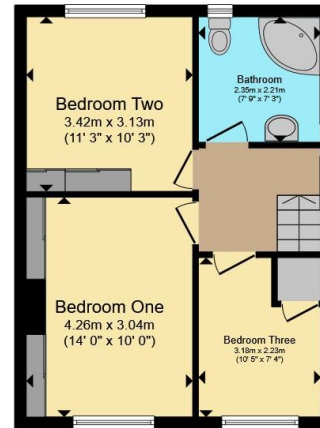




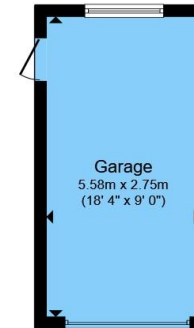




**Ground Floor**



**First Floor**



**Garage**

Total floor area 111.6 m<sup>2</sup> (1,201 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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**view this property online [connells.co.uk/Property/BLA310019](http://connells.co.uk/Property/BLA310019)**

**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, right onto Greendale Road. At the end of the road turn right onto The Bridle which then becomes Amanda Road where the property is located.

EPC Rating: D Council Tax Band: C

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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