



Connells

Grange Drive
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 semi-detached property in Glen Parva, Leicestershire offers modern living in a highly sought after area. The property boasts a spacious and contemporary design throughout, perfect for anyone looking for a property ready to move into.



Entrance Hall

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

Cloakroom

There is a wc, wash hand basin in a vanity unit with tiled splashback, central heating radiator and double glazed window to the front of the property.

Lounge

14' 5" x 10' 7" (4.39m x 3.23m)

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

Kitchen/ Diner

17' 11" x 12' 1" (5.46m x 3.68m)

Fitted with wall and base units, work surfaces housing the sink, integrated electric oven and hob with cooker hood over, wine fridge, under floor heating, double glazed window to the rear and bi-fold doors to the rear.

First Floor Landing

With stairs rising from the hallway, central heating radiator and airing cupboard housing the boiler.

Bedroom One

11' 7" x 11' 3" (3.53m x 3.43m)

With a double glazed window to the rear of the property, built in wardrobes, central heating radiator and door to the en-suite.

En-Suite

There is a shower cubicle, wash hand basin in a vanity unit, wc and fully tiled walls.

Bedroom Two

11' 9" max x 10' 2" max (3.58m max x 3.10m max)

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

Bedroom Three

7' 9" x 6' 7" (2.36m x 2.01m)

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

Family Bathroom

There is a bath with mixer taps and shower over, wash hand basin, wc, fully tiled walls, heated towel radiator and double glazed window to the rear of the property.

Outside

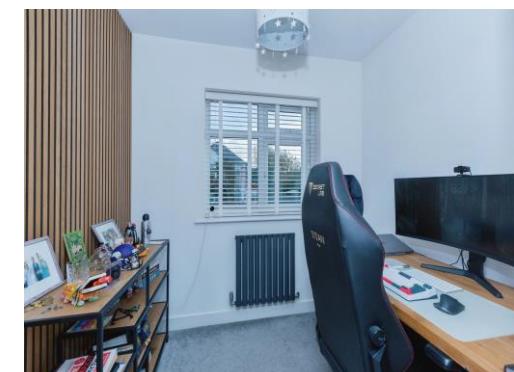
At the front of the property there is a driveway.

The rear garden has timber fencing.

Garage

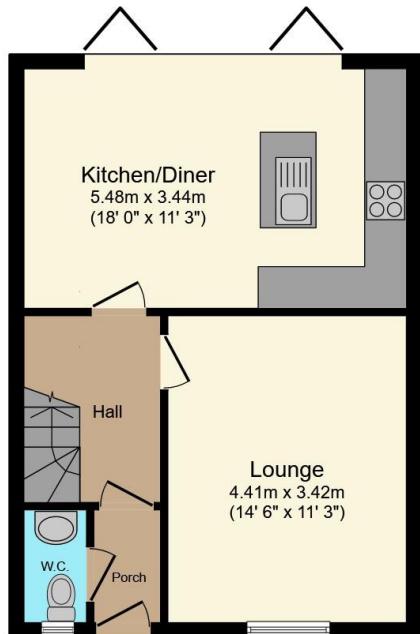
20' 11" x 13' 2" (6.38m x 4.01m)

With an up and over door, power and lighting.

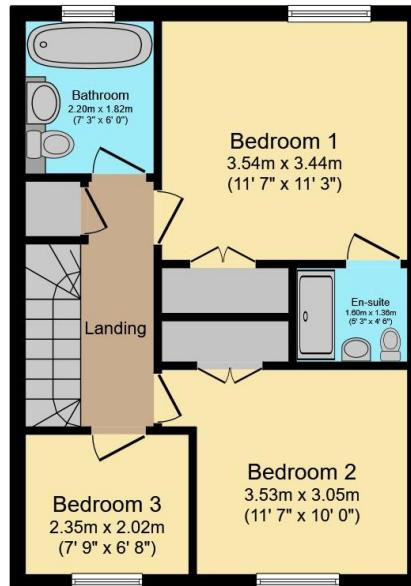




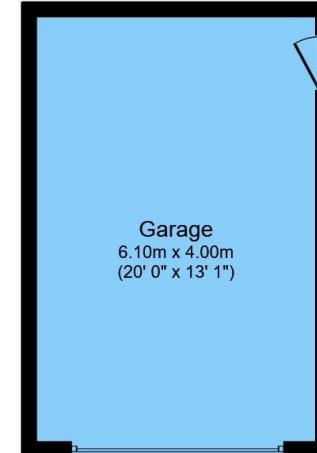




Ground Floor



First Floor



Garage

Total floor area 111.5 m² (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

Connells

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view this property online connells.co.uk/Property/BLA309807

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 and turn right onto Grange Drive where the property is located.

EPC Rating: C Council Tax
Band: B

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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Property Ref: BLA309807 - 0005