



FOR SALE  
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Connells

Trafalgar Way  
Glen Parva Leicester



### Property Description

Glen Parva is a civil parish in Leicestershire. There are shops and amenities nearby as well as churches and leisure centre. Parkland Primary School and South Wigston High School are the local schools with The Manor being a nearby pub with restaurant.

This three bedroom spacious detached property is ideal for those seeking versatile living with the extra downstairs accommodation this property has to offer. The property is well presented throughout and would make an ideal family home with at kitchen ideal for entertaining. Viewing is recommended.

### Agents Note:

There is a shared driveway at the property.

### Entrance Hall

With a door to the front of the property.

### Lounge/Snug Area

With a double glazed bay window to the front of the property, fireplace, coving to the ceiling, central heating radiator and has an opening through to the kitchen/dining room.

### Kitchen/Dining Room

Fitted with wall and base units, work surfaces housing the sink drainer, integrated electric oven and gas hob with cooker hood over, plumbing for a washing machine and dish washer, modern vertical radiator, two skylight windows and bi-folding windows to the rear of the property.

### Reception Room/Bedroom Four

There is a double glazed window, central heating radiator and a door to an en-suite.

### En-Suite

There is a shower cubicle, wash hand basin, wc, chrome towel radiator and tiled flooring.

## First Floor Landing

With stairs rising from the hallway, loft access, airing cupboard and double glazed window to the side of the property.

## Bedroom One

There is a double glazed window to the front of the property, fitted wardrobes, central heating radiator and door to the en-suite.

## En-Suite

There is a shower cubicle, wash hand basin, wc, partly tiled walls, central heating radiator and double glazed window to the side of the property.

## 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 rear of the property and central heating radiator.

## Family Bathroom

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

## Outside

At the front of the property there is a driveway providing off road parking and leads to the driveway. A gravelled area and border with mature plants. A gate at the side leads through to the rear garden.

The rear garden has a decked seating area, lawn, border with mature planting, pond and fenced borders.

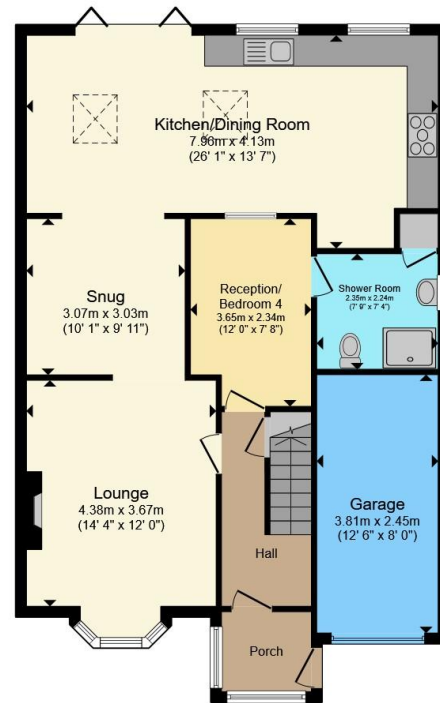
## Garage

With an up and over door to the front.

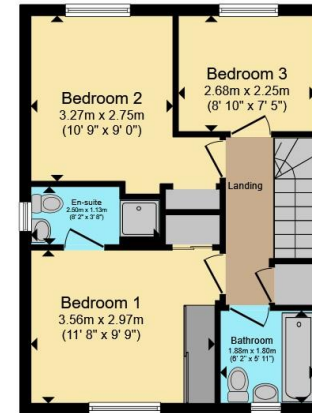








**Ground Floor**



**First Floor**

Total floor area 134.4 m<sup>2</sup> (1,446 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

**T 0116 247 7477**  
**E [blaby@connells.co.uk](mailto:blaby@connells.co.uk)**

8-10 Leicester Road BLABY  
 LEICESTER LE8 4GQ

**view this property online [connells.co.uk/Property/BLA307653](http://connells.co.uk/Property/BLA307653)**

**directions to this property:**

Proceed out of Blaby along Leicester Road, at the roundabout continue straight ahead and at the 'County Arms' traffic lights turn right onto Little Glen Road. Continue along until reaching the first mini roundabout and turn left onto Westminster Drive, then right onto Grosvenor Close and second left onto Trafalgar Way where the property is located on the right hand side via a slip road and can be identified by our Connells For Sale board.

EPC Rating: C Council Tax Band: D

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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