



**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 well presented, three bedroom, semi-detached house is in a popular and sought after location. Benefiting from a conservatory, low maintenance gardens, off road parking and a garage - viewing is highly recommended to appreciate this family home.

## Entrance Hall

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

## Lounge Area

13' 2" x 10' 3" ( 4.01m x 3.12m )

There is a double glazed window to the front of the property, gas fireplace with feature surround, central heating radiator and arch through to the dining area.

## Dining Area

11' 7" x 9' ( 3.53m x 2.74m )

With double glazed French doors leading out to the conservatory and there is a central heating radiator.

## Kitchen

11' 2" x 7' 5" ( 3.40m x 2.26m )

Fitted with matching wall and base units, work surfaces housing the stainless steel sink drainer, integrated gas hob with cooker hood over, integrated double electric oven, plumbing for a washing machine, window to the side of the property and there is a window and door leading to the conservatory.

## Conservatory

15' 2" x 9' 3" ( 4.62m x 2.82m )

A upvc construction on a small brick wall base, double glazed windows to the rear and side and a door to the side leading out to the garden.

## First Floor Landing

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

## Bedroom One

12' 11" x 10' ( 3.94m x 3.05m )

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

## Bedroom Two

10' 9" x 10' ( 3.28m x 3.05m )

There is double glazed window to the rear of the property and central heating radiator.

## Bedroom Three

9' 11" x 6' 9" ( 3.02m x 2.06m )

There is a double glazed window to the front of the property, wardrobes and central heating radiator.

## Shower Room

There is a shower cubicle, wash hand basin in a vanity unit, wc with concealed cistern, tiled walls, tiled floor, heated chrome towel radiator and a double glazed window to the rear of the property.

## Outside

At the front of the property there is a block paved driveway and a small garden area. Double wrought iron gates lead through to the side of the property to the garage.

The rear garden is low maintenance with block paving, flower beds with mature shrubs, shed and fenced borders.

## Garage

With an up and over door at the front and a window to the side.









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.focalagent.com](http://www.focalagent.com)

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**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/BLA309785](http://connells.co.uk/Property/BLA309785)**

**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: C Council Tax Band: B

Tenure: Freehold



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