



**Connells**

Oakleigh Avenue  
Glen Parva Leicester



### Property Description

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

This semi-detached family home is located in a popular area within walking distance to local schools and shops. Benefitting from three bedrooms, kitchen/dining room and off road parking - viewing is highly recommended.

### Entrance Hall

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

### Lounge

There is a double glazed bay window to the front of the property, fire place, picture rail and central heating radiator.

### Kitchen/Dining Room

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, splashback tiling, plumbing for a washing machine, integrated electric oven and gas hob with cooker hood over, central heating radiator, electric wood burner effect heater, double glazed window to the rear of the property and double glazed patio doors 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

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

## Bedroom Two

With a double glazed window to the front 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 with shower over, wash hand basin in a vanity unit, wc, fully tiled walls, vertical radiator and double glazed window to the rear of the property.

## Outside

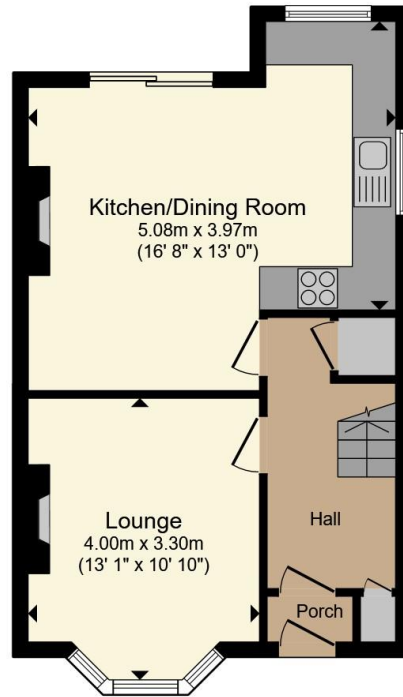
At the front of the property there is block paving providing off road parking.

The rear garden has a patio areas, lawn and timber fenced surrounds.

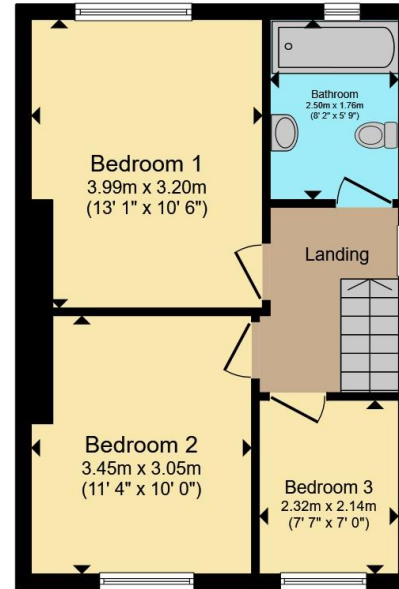








**Ground Floor**



**First Floor**

Total floor area 80.5 m<sup>2</sup> (866 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

**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 turning left onto Oakleigh Avenue where the property is situated.

EPC Rating: D Council Tax Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/BLA310002](http://connells.co.uk/Property/BLA310002)**



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BLA310002 - 0004