



Connells
connells.co.uk 0115 247 7677
FOR SALE

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.

'Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'

Entrance Porch

There is a door to the front of the property and a door through to the hallway.

Lounge

With a double glazed window to the front of the property, central heating radiator and is open through to the dining room.

Dining Room

There are double glazed patio doors leading through to the conservatory, central heating radiator and utility cupboard.

Conservatory

A upvc construction with double glazed windows to the sides and rear and double doors leading out to the garden.

Kitchen

Fitted with wall and base units, work surfaces housing the one and a half bowl, stainless steel, sink drainer, integrated double electric oven, integrated induction hob with cooker hood over, plumbing for a dish washer, double glazed window to the rear of the property and door to the side of the property.

Utility Room

There are doors to the front and rear, fitted wall and base units, work surfaces and space for a fridge freezer.

Bedroom One

With a double glazed window to the front of the property, built in wardrobes and a central heating radiator.

Bedroom Two

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

Shower Room

There is a shower cubicle, wash hand basin within a vanity unit, w.c. with concealed cistern, tile 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 providing ample off road parking, small wall and planting.

The larger than average rear garden has multiple patio seating areas, lawn, mature planting, allotment area, brick built shed and fenced borders.









Total floor area 100.2 m² (1,079 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

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To view this property please contact Connells on

T 0116 247 7477
E blaby@connells.co.uk

8-10 Leicester Road BLABY
 LEICESTER LE8 4GQ

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: D Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/BLA310083



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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