



Connells
connells.co.uk 0116 247 7477
FOR SALE

Connells

Old School Close
Glen Parva Leicester

Old School Close Glen Parva Leicester LE2 9DJ

for sale offers in excess of
£375,000



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 four bedroom detached property is situated in a sought after location. With a kitchen/diner ideal for entertaining friends and family, downstairs cloakroom and an en-suite to the master bedroom this would make an ideal family home close to good schools and amenities. Call now to view.

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Entrance Hallway

There is a door to the front of the property, stairs rising to the first floor and access to the cloakroom.

Cloakroom

There is a wc, wash hand basin and double glazed window to the side of the property.

Lounge

There is a double glazed windows to the front and side of the property, under floor heating and French doors to the side leading out to the garden.

Kitchen/Dining Room

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, splashback tiling, integrated electric oven and 5 ring gas hob, tiled flooring, under floor heating, door to the utility room and double glazed windows to the front and side of the property.

Utility Room

There is a work surface housing the sink drainer, plumbing for a washing machine and door to the rear.

First Floor Landing

With stairs rising from the ground floor, loft access and double glazed window to the front of the property.

Bedroom One

With a double glazed window to the side of the property, central heating radiator and door to the en-suite.

En-Suite

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

Bedroom Two

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

Bedroom Three

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

Bedroom Four

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

Bathroom

There is a 'P' shaped bath with shower over, wash hand basin, wc, tiled walls, central heating radiator and double glazed window to the rear of the property.

Outside

There is an off road parking space at the front of the property where there is a 7kW electric vehicle charging point.

There is a driveway at the rear of the property which leads to the garage.

The rear garden has a paved patio area, lawn with flower beds and fenced borders with gate at the rear to the garage.

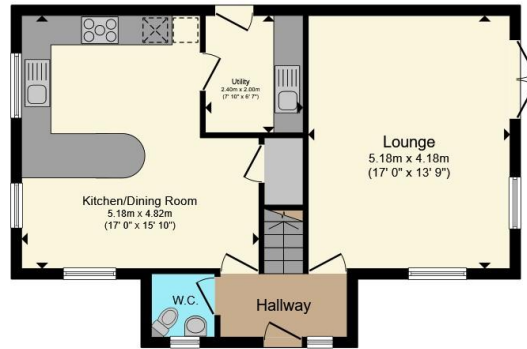
Garage

There is a up and over door, power and lighting.

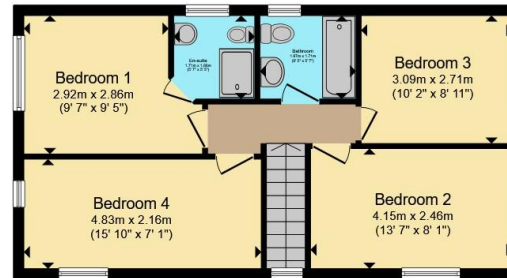








Ground Floor



First Floor



Garage

Total floor area 127.6 m² (1,374 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

To view this property please contact Connells on

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view this property online connells.co.uk/Property/BLA310024

directions to this property:

Proceed out of Blaby along Lutterworth Road and at the roundabout continue ahead towards Glen Parva. Continue ahead at the traffic lights and turn left onto Glenville Avenue. At the end of the road turn left onto Cork Lane and then left onto Old School Close where the property is located 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.

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.

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