



Connells

Hopyard Close
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 end terraced property benefits from three bedrooms, bathroom, lounge, kitchen/diner, downstairs cloakroom and low maintenance gardens. Viewing is highly recommended to appreciate the property.

Entrance Hall

With a door to the front of the property, storage cupboard and central heating radiator.

Cloakroom

There is a wc, wash hand basin, central heating radiator and window to the front of the property.

Lounge

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

Kitchen/Diner

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, integrated dish washer, two central heating radiators, double glazed window to the rear of the property and double glazed patio doors leading out to the rear garden.

First Floor Landing

With stairs rising from the ground floor, airing cupboard housing the boiler, loft access and storage cupboard

Bedroom One

With two double glazed windows to the front of the property and central heating radiator.

Bedroom Two

With two double glazed windows to the front of the property and central heating radiator.

Bedroom Three

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

Bathroom

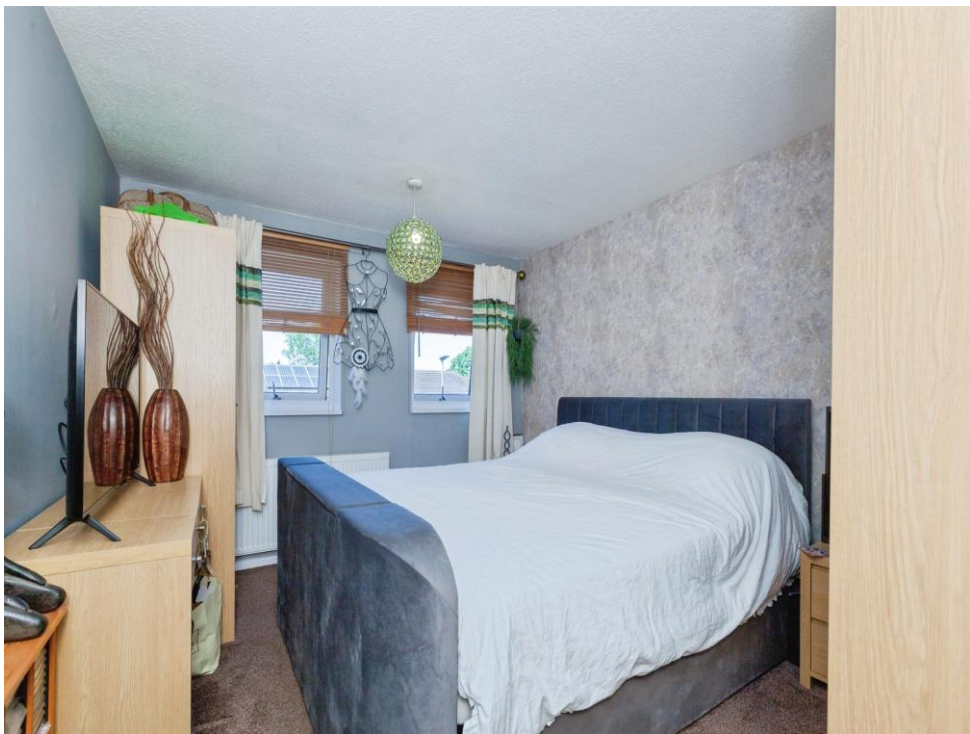
There is a corner bath with shower over, wash hand basin in a vanity unit, wc, tiled walls, towel radiator and double glazed window to the rear of the property.

Outside

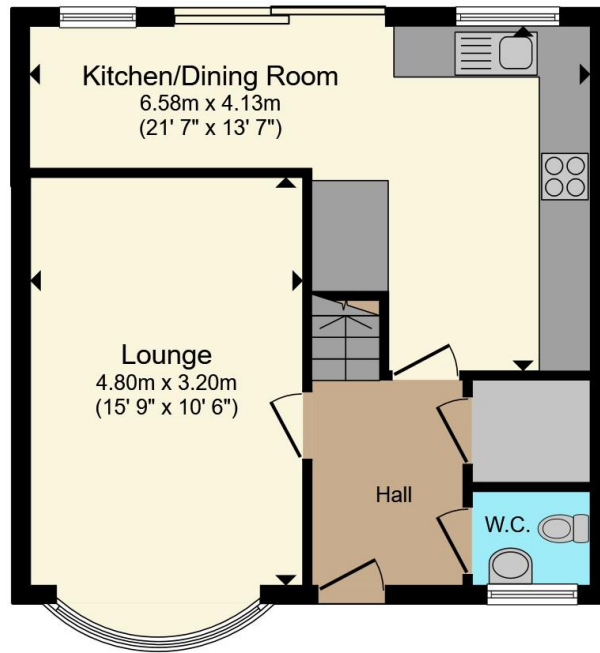
At the front of the property there is a lawned garden with path to the front door and fenced surrounds.

The rear garden is low maintenance with paved areas, steps up to a decked area and a pergola area.

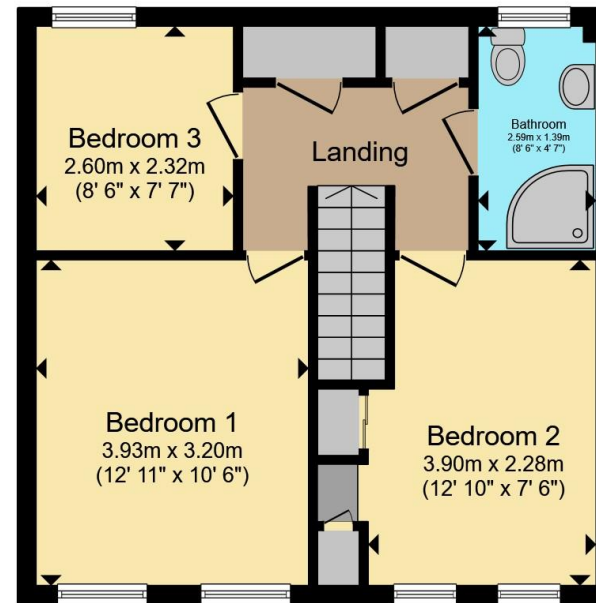








Ground Floor



First Floor

Total floor area 87.5 m² (942 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



To view this property please contact Connells on

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view this property online connells.co.uk/Property/BLA309960

directions to this property:

Proceed out of Blaby along Leicester Road and at the roundabout continue straight ahead. At the traffic lights proceed straight on towards Glen Parva. Continue along and before the Soar Valley Way traffic lights turn left onto Gilmorton Avenue, then left onto Hopyard Close where the property is located.

EPC Rating: C Council Tax Band: A

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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