



Connells

Hewes Close
Glen Parva Leicester

Hewes Close Glen Parva Leicester LE2 9NU

for sale offers in excess of
£350,000



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.

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.

Situated in a quiet desirable cul-de-sac in the popular area of Glen Parva, this immaculately presented, spacious three bedroom detached property offers modern living, generous accommodation and excellent outdoor space. Perfect for families or those seeking a property in a convenient location.

Entrance Hall

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

Cloakroom

There is a wc, wash hand basin with splashback tiling and a window to the front of the property.

Lounge

19' 5" x 12' 2" (5.92m x 3.71m)

A dual aspect room, there are double doors leading from the hallway, double glazed windows to the front and side of the property, coving to the ceiling and two central heating radiators.

Kitchen

13' 4" x 10' 5" (4.06m x 3.17m)

Fitted with matching wall and base units, work surfaces housing the stainless steel sink drainer, integrated NEFF electric oven and NEFF gas hob, integrated washing machine and dish washer, integrated fridge freezer, spot lights to the ceiling, door to the side of the property and a double glazed window to the front of the property.

Dining Room

12' 11" x 9' 8" (3.94m x 2.95m)

There is a double glazed patio doors to the rear of the property, central heating radiator and coving to the ceiling.

First Floor Landing

With stairs rising from the hallway and a window to the rear.

Bedroom One

19' 5" x 11' 4" (5.92m x 3.45m)

This was originally two bedrooms which could be converted back.

There are double glazed windows to the front and rear of the property, built in wardrobes, two central heating radiators and door to the en-suite.

En-Suite

There is a shower cubicle, wash hand basin, wc, partly tiled walls, chrome towel radiator and a double glazed window to the front of the property.

Bedroom Two

12' 2" x 10' 8" max (3.71m x 3.25m max)

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

Bedroom Three

12' x 7' 5" (3.66m x 2.26m)

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

Bathroom

There is a bath with mixer taps, wash hand basin, wc, partly tiled walls, chrome towel radiator, airing cupboard and a double glazed window to the front of the property.

Outside

At the front of the property there is a gravelled area with a path to the front door.

The rear garden has a lawn, paved patio area, flower beds and fenced borders.

Garage

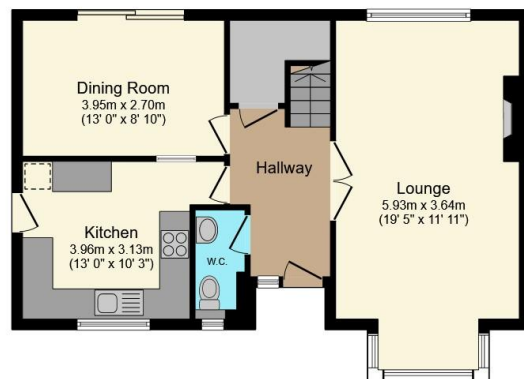
With an up and over door, window to the rear and a single door leading through to the rear garden.

There is off road parking in front of the garage.

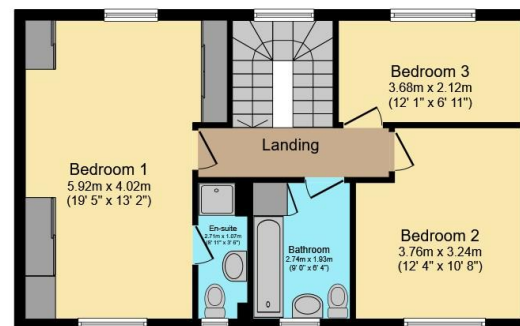




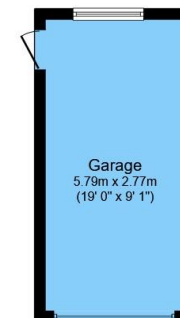




Ground Floor



First Floor



Garage

Total floor area 133.2 m² (1,434 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

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, at the roundabout continue straight ahead. Continue straight ahead at the traffic lights and turn left onto West View Avenue. Turn right at the end of the road onto Featherby Drive, second right onto Parsons Drive and first right onto Hewes Close where the property is located.

EPC Rating: C Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/BLA309795



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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