



Connells

Aldeby 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 extended detached family homes sits on a larger than average plot and benefits from four bedrooms and two reception rooms. There is a garage and an extensive south facing rear garden. Viewing is highly recommended to appreciate the property. Call on 0116 2477477.

## Entrance Porch

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

## Hallway

There is a door from the porch, central heating radiator, stairs rising to the first floor and under stairs cupboard.

## Lounge/ Diner

28' 2" max x 11' 7" max ( 8.59m max x 3.53m max )

With a double glazed window to the front of the property, central heating radiator and double glazed patio doors to the rear.

## Further Living Room

14' 6" x 12' 2" ( 4.42m x 3.71m )

With double glazed windows to the front and side of the property, open fireplace and double glazed patio doors to the rear of the property.

## Kitchen

10' 9" x 8' 2" ( 3.28m x 2.49m )

Fitted with wall and base units, work surfaces housing the sink drainer, splashback tiling, electric oven, gas hob with cooker hood over, double glazed window to the side of the property.

## First Floor Landing

With stairs rising from the hallway and double glazed window to the side of the property.

## Bedroom One

14' 7" x 12' 11" ( 4.45m x 3.94m )

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

## Bedroom Two

13' 7" x 10' 11" ( 4.14m x 3.33m )

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

## Bedroom Three

10' 9" x 8' 2" ( 3.28m x 2.49m )

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

## Bedroom Four

10' 5" x 7' 3" ( 3.17m x 2.21m )

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

## Family Bathroom

There is a bath with shower over, wash hand basin, low level wc, tiled walls, central heating radiator and double glazed windows to the rear and side of the property.

## Outside

At the front of the property there is a driveway providing ample off road parking and leads to the garage. There is a lawned area with mature shrubs and a dwarf wall at the front.

The larger than average rear garden is south facing with lawns, mature trees, flower beds, vegetable beds and fenced borders.

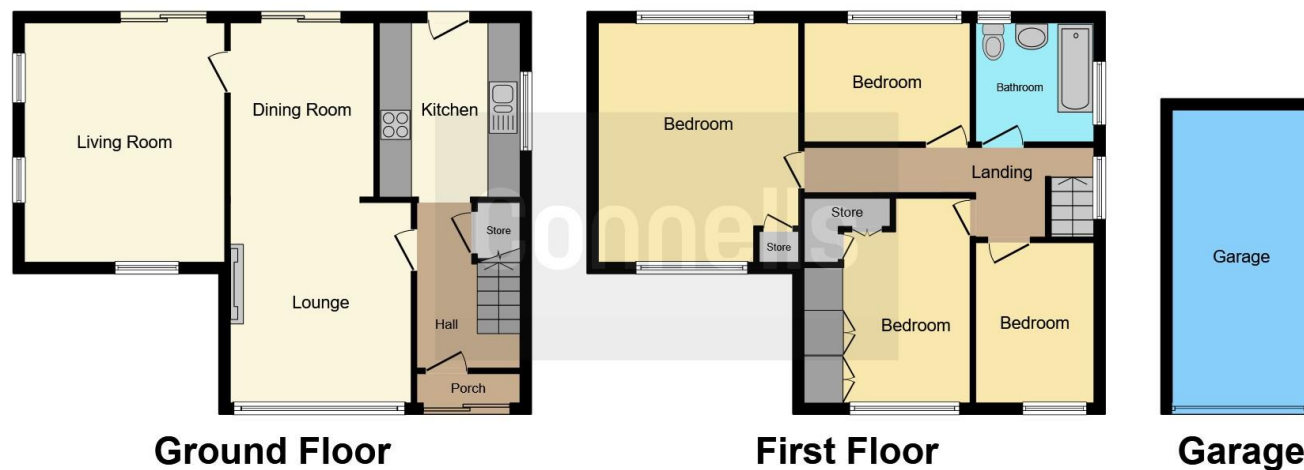
## Garage

With an up and over door to the front.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 0116 247 7477**  
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8-10 Leicester Road BLABY  
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**view this property online [connells.co.uk/Property/BLA308491](http://connells.co.uk/Property/BLA308491)**

**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. Turn left onto Gilmorton Avenue, second left onto Rushton Drive and left again onto Aldeby Close where the property is located.

**EPC Rating: E**

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.

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