



Connells

Lutterworth Road
Aylestone 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 four bedroom detached property is situated on the desirable Lutterworth Road and is being offered to the market with no onward chain. Viewing is highly recommended to appreciate the potential the property has to offer.

Lounge

25' 8" x 12' 1" (7.82m x 3.68m)

With a window to the front of the property, fireplace, two central heating radiators, window looking into the conservatory, door through to the conservatory and a door through to the kitchen/diner.

Conservatory

14' 3" x 14' 1" (4.34m x 4.29m)

There is access from the lounge, windows to the side and rear and glazed roof filling the room with natural light.

Kitchen/ Diner

17' 2" x 13' 7" (5.23m x 4.14m)

Fitted with matching wall and base units, work surfaces housing the stainless steel sink drainer, splashback tiling, plumbing for a washing machine, space for a cooker, cooker hood, window to the rear of the property, central heating radiator in the dining area and a door leading out the side passage area.

Downstairs W.C.

Accessed via the side passage area, there is a wc and wash hand basin.

Entrance Porch

With a door to the side of the property, window to the front and a door through to the hallway.

Hallway

There is a door from the porch, central heating radiator, storage cupboard and access to the lounge and kitchen/diner.



First Floor Landing

With stairs rising from the hallway, airing cupboard and window to the side of the property.

Bedroom One

11' 8" x 10' (3.56m x 3.05m)

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

Bedroom Two

12' 6" x 13' 2" (3.81m x 4.01m)

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

Bedroom Three

12' 4" x 12' 2" (3.76m x 3.71m)

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

Bedroom Four

7' 2" x 6' 7" (2.18m x 2.01m)

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

Family Bathroom

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

Outside

At the front of the property there is a driveway providing ample off road parking and leads to the garage.

The larger than average rear garden is mainly laid to lawn with a paved patio area, pond, pebbled areas, mature plants and trees and fence and hedge borders.

Integral Garage

With a door at the front of the garage.

Note;

The larger than average rear garden has potential for development (subject to the necessary planning permissions).

There are access rights to the rear garden at the rear via Red House Rise.









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.focalagent.com

To view this property please contact Connells on

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view this property online connells.co.uk/Property/BLA308938

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 onto Lutterworth Road where the property is situated on the right hand side.

EPC Rating: C

Tenure: Freehold



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