



Connells

Keenan 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 four bedroom detached bungalow is being presented to the market with no onward chain. The property benefits from a kitchen, utility, a large lounge and dining room along with a double garage and off road parking. Viewing is recommended to appreciate the space this property has to offer.

Agents Note:

The sale of this property is subject to Grant of Probate. Please seek an update from the branch with regards to the potential timeframes involved.

Entrance Hall

With a door and window to the front of the property, storage cupboard, two central heating radiators and loft access.

Lounge

18' 9" x 16' 8" (5.71m x 5.08m)

With a double glazed window to the rear of the property, central heating radiator, gas fireplace and patio doors leading out to the garden.

Dining Room

10' 8" x 9' 8" (3.25m x 2.95m)

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

Kitchen/ Breakfast Room

16' 4" x 13' 2" (4.98m x 4.01m)

Fitted with wall and base units, work surfaces housing the double sink drainer, oven and hob with cooker hood, central heating radiator and double glazed windows to the front and side of the property.

Utility Room

8' x 6' (2.44m x 1.83m)

There are work surfaces, space for a washing machine and tumble dryer, central heating boiler, central heating radiator, door to the side and double glazed window to the side of the property.

Bedroom One

12' 10" x 12' 3" (3.91m x 3.73m)

With two double glazed windows to the rear of the property, tv point, built in wardrobes and central heating radiator.

En-Suite

There is a walk in shower cubicle, wash hand basin, wc, central heating radiator, extractor fan and double glazed window to the rear of the property.

Bedroom Two

11' 4" x 8' 11" (3.45m x 2.72m)

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

Bedroom Three

11' 3" x 7' (3.43m x 2.13m)

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

Bedroom Four

9' 9" x 8' 4" (2.97m x 2.54m)

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

Family Bathroom

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

Outside

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

There are gates at both sides of the property leading to the rear garden. The rear garden has a lawn, paved patio area, mature bushes and fruit trees.

Double Garage

With two up and over doors and a single door at the side.









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/BLA309171

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 and first right onto Fontwell Drive. Turn right onto Keenan Close where the property is located.

EPC Rating: C

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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