



Connells

Cork Lane
Glen Parva 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 immaculately presented four bedroom detached property would make an ideal family home. The property boasts a kitchen/diner ideal for entertaining, The garage has been converted and the property has been extended to allow for extra downstairs living space. Viewing is highly recommended.

Entrance Porch

With a double glazed door and double glazed window to the front of the property,

Hallway

With a door from the porch, central heating radiator, tiled flooring and stairs rising to the first floor.

Lounge

18' 9" max x 11' 6" (5.71m max x 3.51m)
With a double glazed window to the front of the property, coving to the ceiling and central heating radiator.

Kitchen/ Diner

18' 1" x 10' 7" (5.51m x 3.23m)
Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, breakfast bar area, electric oven, gas hob with cooker hood over, integrated dish washer, tiled flooring, under floor heating and double glazed window to the rear of the property.

Dining Room

10' 10" x 10' 9" (3.30m x 3.28m)
With a central heating radiator, skylight window, underfloor heating and bi-folding doors to the rear of the property.

Utility Room

With wall and base units, work surfaces housing the stainless steel sink drainer, plumbing for a washing machine, central heating boiler, central heating radiator and door to the rear of the property.

Cloakroom

Accessed from the utility room, there is a wc, wash hand basin, splashback tiling, tiled flooring and double glazed window to the side of the property.

Reception Room/ Study

12' x 7' 7" (3.66m x 2.31m)

Converted from the garage there is a double glazed window to the side.

First Floor Landing

With stairs rising from the hallway, airing cupboard and central heating radiator.

Bedroom One

13' 10" x 12' 5" (4.22m x 3.78m)

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

En-Suite

There is a shower cubicle, wash hand basin in a vanity unit, wc, partly tiled walls and central heating radiator.

Bedroom Two

11' 11" x 9' 8" (3.63m x 2.95m)

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

Bedroom Three

12' 8" x 10' 3" max (3.86m x 3.12m max)

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

Bedroom Four

8' 1" x 7' 2" (2.46m x 2.18m)

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

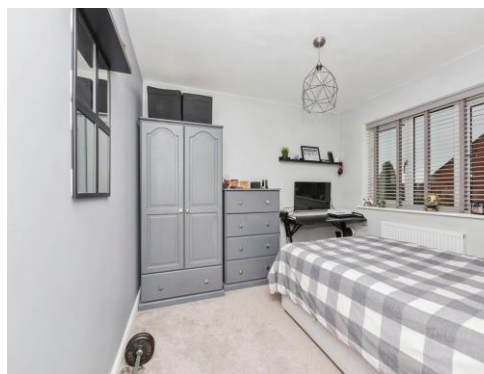
Family Bathroom

There is a bath with mixer taps and shower over, wash hand basin, wc, heated towel radiator and double glazed window to the side of the property.

Outside

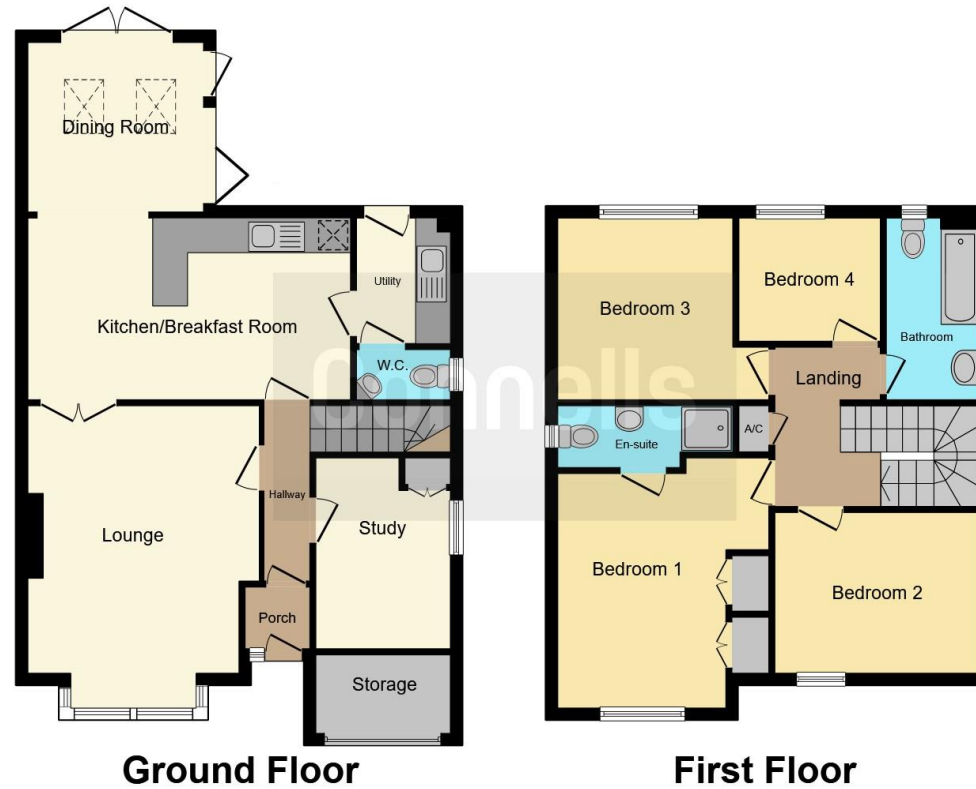
At the front of the property there is a block paved driveway providing ample off road parking.

The rear garden has a patio seating, artificial grass, shed to the side, flower beds with mature shrubs and timber fenced surrounds.









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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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 Glenville Avenue and at the end of the road turn right onto Cork Lane where the property is situated.

EPC Rating: C

Tenure: Freehold



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