



Connells

The Bridle
Glen Parva Leicester

The Bridle Glen Parva Leicester LE2 9HR

for sale offers in excess of
£425,000



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.

If you are looking for a family home where every room offers space then this could be the one for you. The property is well presented throughout, has been extended and commands a corner plot. On the sought after road of The Bridle in Glen Parva this is one not to be missed. Call now to view.

Porch

With a door to the front of the property, double glazed window to the side and large cupboard.

Entrance Hall

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

Downstairs Cloakroom

The downstairs cloakroom is fully tiled and comprises of a wc, wash hand basin, central heating radiator and a window to the side aspect of the property.

Lounge

21' 10" max x 16' 8" (6.65m max x 5.08m)

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

Garden Room

14' 1" x 7' 10" (4.29m x 2.39m)

Accessed from the lounge there is a double glazed window to the rear of the property, double glazed French doors leading out to the rear garden and tv point.

Dining Room

13' 5" x 11' 1" (4.09m x 3.38m)

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

Kitchen/ Breakfast Room

19' 9" x 12' 3" (6.02m x 3.73m)

This large kitchen diner is fitted with matching wall and base units, work surfaces housing the stainless steel sink drainer, Rangemaster oven with cooker hood over, central heating radiator, vaulted ceiling and double glazed window to the rear of the property.

Utility Room

With wall and base units, work surfaces housing the sink drainer, plumbing for a washing machine and door leading out to the rear garden.

First Floor Landing

With stairs rising from the ground floor and loft access.

Bedroom One

16' 8" x 12' 6" (5.08m x 3.81m)

With a double glazed windows to the front and rear of the property and access to the dressing room.

Dressing Room

With a double glazed window to the front of the property, this could potentially be converted to an en-suite.

Bedroom Two

11' 2" x 10' 1" (3.40m x 3.07m)

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

Bedroom Three

13' 7" x 10' 1" (4.14m x 3.07m)

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

Bedroom Four

10' 7" x 7' 3" (3.23m x 2.21m)

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

Family Bathroom

There is a bath with mixer taps and shower over, wash hand basin in a vanity unit, wc, fully tiled walls, heated chrome towel radiator and double glazed window to the rear of the property.

Outside

The property commands a corner plot.

At the front of the property there is a large driveway providing plenty of off road parking.

The rear garden has a laid to lawn and timber fenced borders.

Garage

16' 11" x 9' 6" (5.16m x 2.90m)

With an up and over door, power and lighting.









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

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view this property online connells.co.uk/Property/BLA309262

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 Dorothy Avenue and right onto Greendale Road. At the end of the road turn right onto The Bridle where the property is situated.

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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