



Connells

Thurcroft Close
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 mid terrace property is located in a popular area and benefits from two double bedrooms, bathroom, lounge, Kitchen/diner and utility room. An ideal first time buy or investment property - viewing is highly recommended.

Entrance Porch

There is a door to the front, windows to the front and sides and a door through to the hallway.

Hallway

With a door from the porch and understairs cupboard.

Utility Room

7' 9" x 5' 11" (2.36m x 1.80m)

With plumbing for a washing machine.

Lounge

13' 4" x 10' 6" (4.06m x 3.20m)

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

Kitchen/Diner

19' 9" x 7' 4" (6.02m x 2.24m)

Fitted with base units, work surfaces housing the stainless steel sink drainer, splashback tiling, electric oven, gas hob and double glazed windows to the front and rear of the property.

Rear Hall

Accessed front the kitchen, there are stairs rising to the first floor and door to the rear garden.

First Floor Landing

With stairs rising from the ground floor.

Bedroom One

19' 11" x 6' 1" max (6.07m x 1.85m max)

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

Bedroom Two

13' 6" x 10' 7" (4.11m x 3.23m)

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

Bathroom

There is a bath with mixer taps and shower over, wash hand basin, central heating radiator and double glazed window to the front of the property.

Separate W.C.

With a wc and window to the front of the property.

Outside

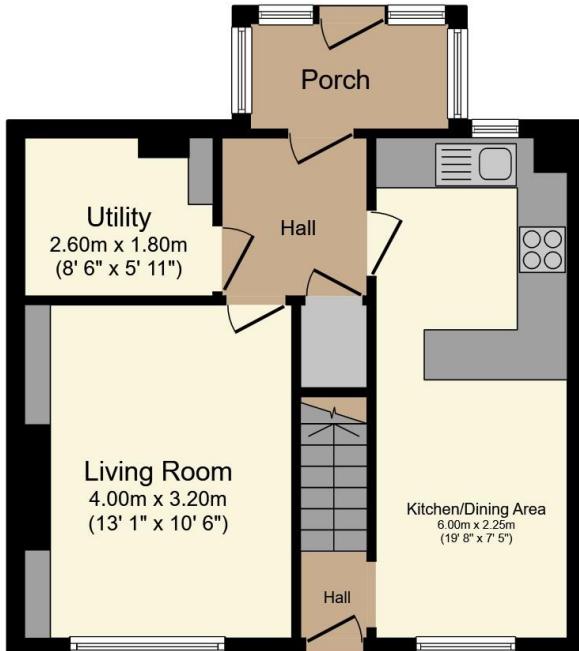
At the front of the property there is a path leading to the front of the property and a lawn.

The rear garden has a patio area, lawn and timber fenced surrounds.

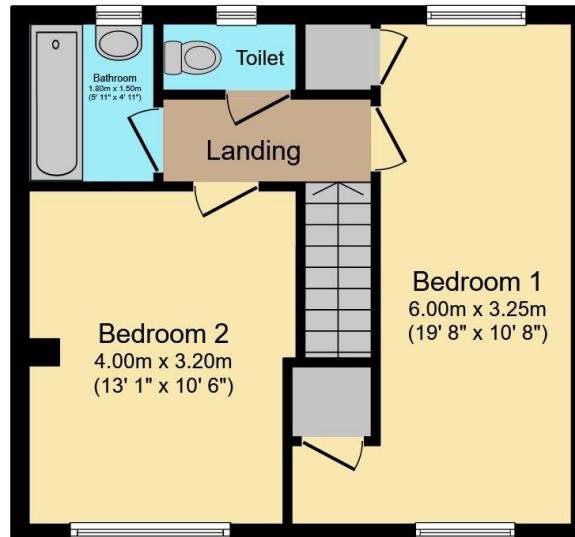








Ground Floor



First Floor

Total floor area 81.2 m² (874 sq.ft.) approx

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.propertybox.io

Connells

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 ahead. At the traffic lights continue ahead towards Glen Parva. Turn right onto Hillsborough Road and follow the road along then turn left onto Thurcroft Close where the property is located.

EPC Rating: C Council Tax
 Band: A

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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