



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 spacious, four bedroom detached family home is situated in the popular area of Glen Parva and is within the catchment area for Glen Hills Primary School. The property benefits from three reception rooms, an en-suite to the master bedroom and a utility room. Call now to arrange a viewing.

Entrance Hall

With a door to the front of the property, stairs rising to the first floor, under stairs cupboard and central heating radiator.

Cloakroom

There is a wc with concealed cistern, wash hand basin in a vanity unit, tiling and heated towel radiator.

Lounge

19' 7" x 11' 3" (5.97m x 3.43m)

With a double glazed bay window to the front of the property, gas fireplace with feature surround, coving to the ceiling and central heating radiator.

Dining Room

11' 4" x 9' 9" (3.45m x 2.97m)

With a double glazed French doors to the rear, coving to the ceiling and central heating radiator.

Third Reception Room/ Office

16' 8" x 7' 6" (5.08m x 2.29m)

With a double glazed window to the side, electric radiator and double doors to the front of the property.

Kitchen/ Breakfast Room

16' 2" x 9' 5" (4.93m x 2.87m)

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, splashback tiling, integrated electric oven and gas hob with cooker hood over, central heating radiator, spot lights to the ceiling, double glazed French doors and double glazed window to the rear of the property.

Utility Room

There are wall and base units, work surfaces housing the stainless steel sink drainer and a door to the side of the property.

First Floor Landing

With stairs rising from the hallway, airing cupboard, loft access and a double glazed window to the front of the property.

Master Bedroom

12' 4" x 11' 3" (3.76m x 3.43m)

With a double glazed window to the front of the property, two 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, tiled walls and central heating radiator.

Bedroom Two

12' 7" x 8' 6" (3.84m x 2.59m)

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

Bedroom Three

10' 9" x 9' 8" (3.28m x 2.95m)

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

Bedroom Four

9' 7" x 8' 5" (2.92m x 2.57m)

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

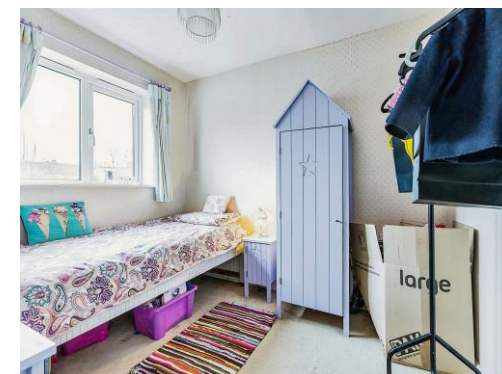
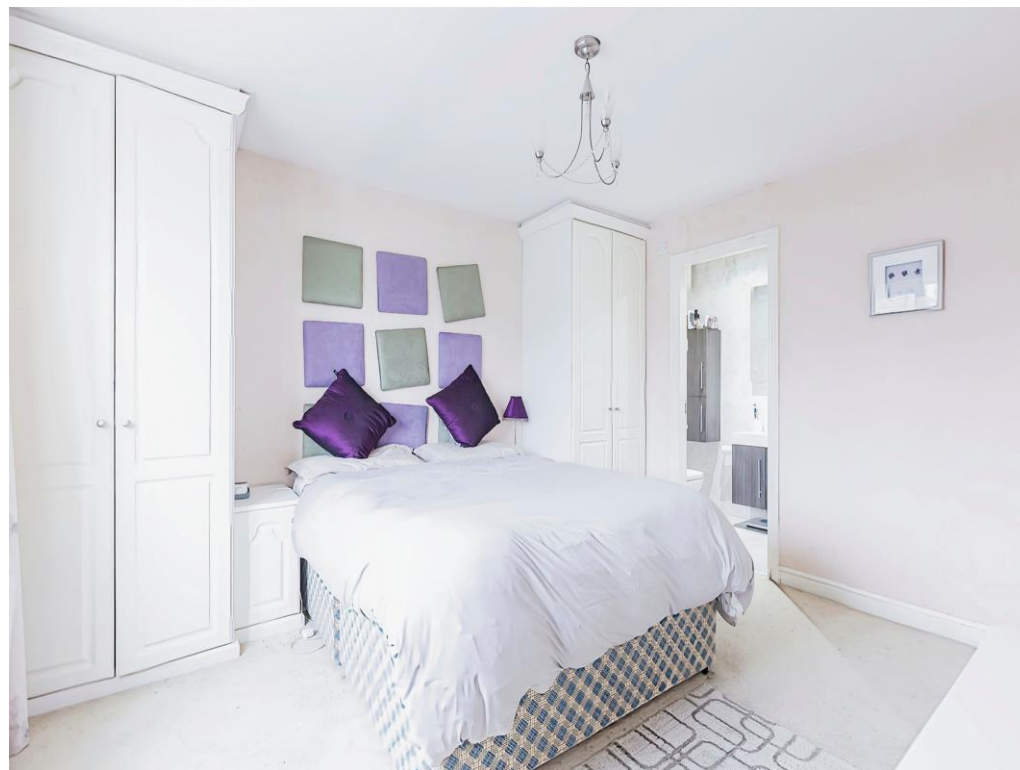
Bathroom

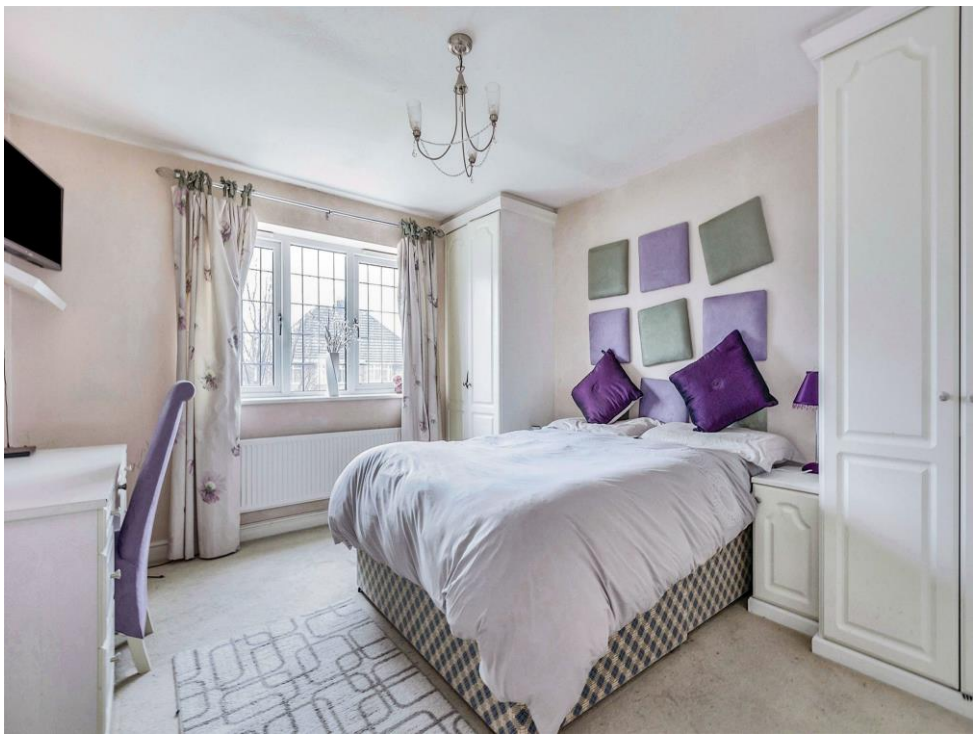
There is a bath with shower over, wash hand basin in a vanity unit, wc, tiled walls, tiled flooring, heated towel radiator and double glazed window to the rear of the property.

Outside

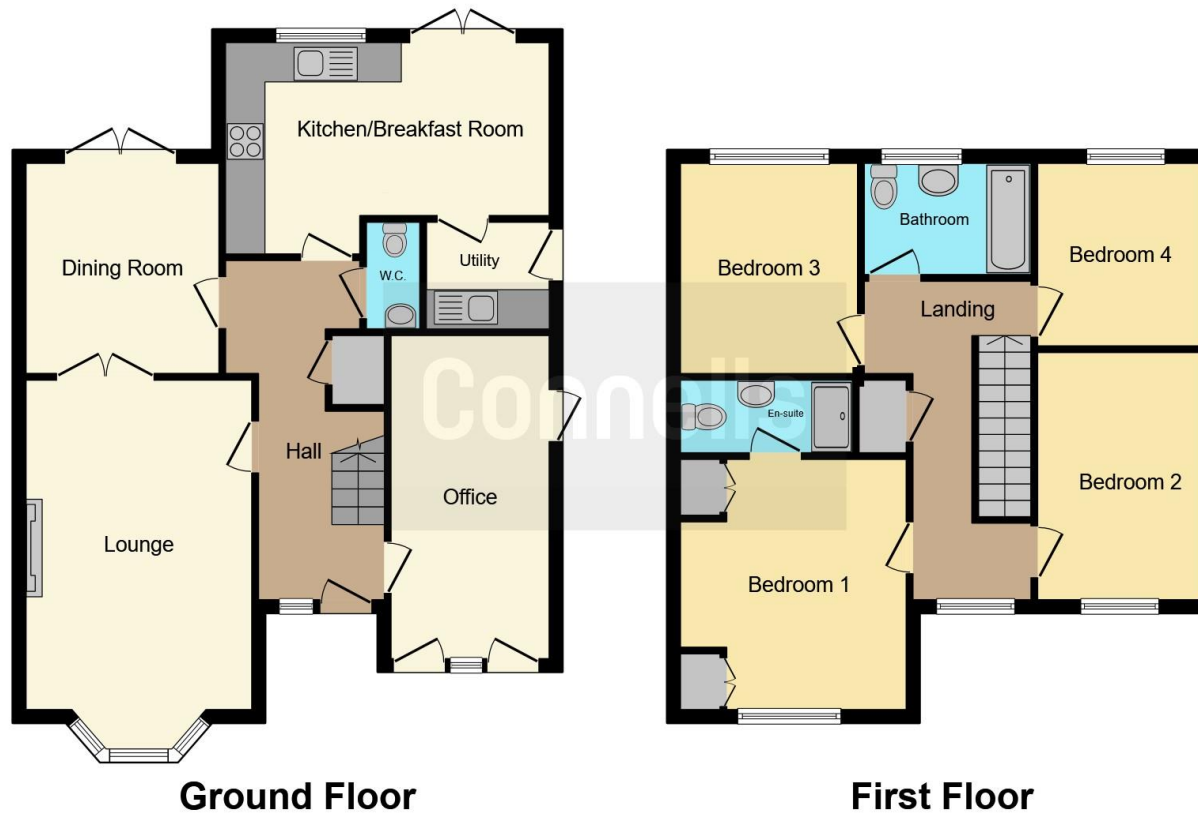
To the front of the property there is block paving providing off road parking.

The rear garden has a lawn and fenced borders.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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view this property online connells.co.uk/Property/BLA308765

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: D

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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