

Connells

Rushton Drive
Leicester

Rushton Drive
Leicester LE2 9HX

for sale
£230,000







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.

'Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'

Offered for sale with no onward chain, this well positioned three bedroom semi-detached home presents an ideal opportunity for those looking to take their first step onto the property ladder. Located in the popular area of Glen Parva, the property enjoys convenient access to local amenities.

Entrance Porch

There is a double glazed door to the front of the property and windows to the sides.

Lounge

There are stairs rising to the first floor, under stairs cupboard. coving to the ceiling, central heating radiator, window to the front of the property and archway through to the dining room.

Dining Room

There is a radiator, coving to the ceiling, door to the kitchen and patio doors leading out to the rear garden.

Kitchen

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, space for a cooker, plumbing for a washing machine, coving to the ceiling, windows to the rear and side of the property and door to the rear of the property.

First Floor Landing

With stairs rising from the hallway, window to the side of the property and loft access.

Bedroom One

With a window to the front of the property, coving to the ceiling and central heating radiator.

Bedroom Two

There is a window to the rear of the property, coving to the ceiling and central heating radiator.

Bedroom Three

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

Shower Room

There is a shower cubicle, wash hand basin in a vanity unit, w.c., tiled walls and window to the rear of the property.

Outside

At the front of the property there is a driveway providing off road parking and leads to the garage. There is a garden area with mature planting.

The rear garden has a lawn and mature plants with fenced borders.







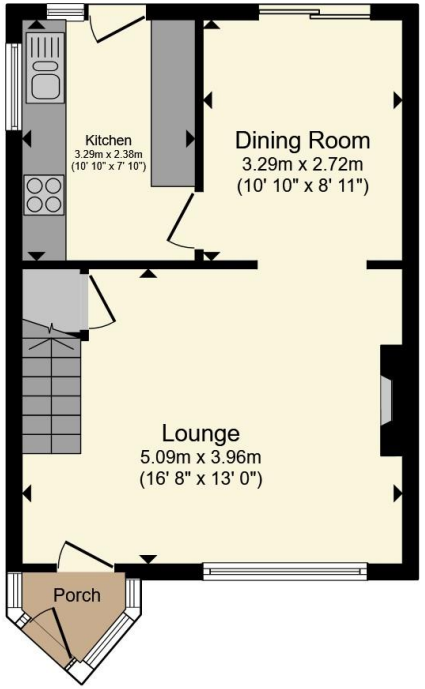


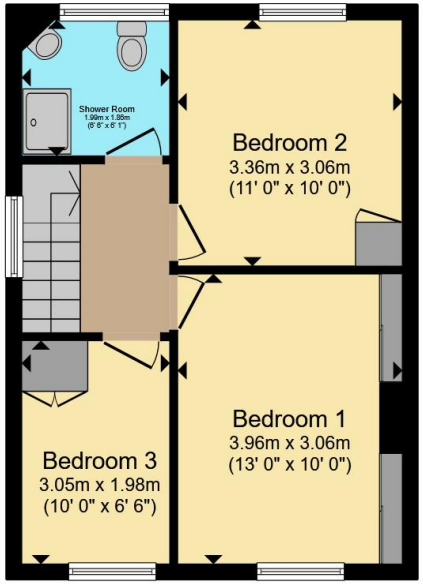


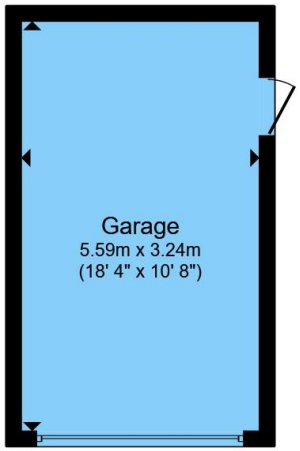












Ground Floor **First Floor** **Garage**

Total floor area 96.4 m² (1,038 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

T 0116 247 7477
E blaby@connells.co.uk

8-10 Leicester Road BLABY
LEICESTER LE8 4GQ

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. At the top of the hill turn left onto Gilmorton Avenue and second left onto Rushton Drive where the property is located and can be identified by our Connells For Sale board.

EPC Rating: D

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/BLA310221

The Property Ombudsman

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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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