



Connells

Iris Avenue
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.

A charming two bedroom detached bungalow on a generous plot in the sought after area of Glen Parva. This property offer fantastic potential and sits on an impressive sized plot. Ideal for both buyers looking for one level living or anyone looking for a property with potential for their next home.

Porch

There is a door to the front of the property and a door through to the hallway.

Entrance Hall

With a door from the porch and central heating radiator.

Lounge

17' 2" max x 12' max (5.23m max x 3.66m max)

There is a double glazed bay window to the front of the property, gas fireplace, central heating radiator and coving to the ceiling.

Kitchen

11' 4" x 9' 5" (3.45m x 2.87m)

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, splashback tiling, plumbing for a washing machine, space for a cooker, coving to the ceiling, window to the rear of the property and door through to the dining room.

Dining Room

13' 1" x 11' 10" (3.99m x 3.61m)

With a double glazed window to the side of the property, storage cupboard and patio doors leading out to the rear garden.

Bedroom One

12' 2" x 9' 11" (3.71m x 3.02m)

With a double glazed window to the rear of the property, wardrobe with sliding mirrored door and central heating radiator.

Bedroom Two

9' 11" max x 9' 5" max (3.02m max x 2.87m max)

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

Bathroom

There is a bath, shower cubicle, wash hand basin, wc, partly tiled walls, loft access, central heating radiator and two double glazed windows to the side of the property.

Outside

At the front of the property there are double wrought iron gates leading to the driveway which leads to the garage and there is a garden area.

The rear garden has a patio seating area, lawn and mature shrubs and trees.

Garage

With an up and over door to the front.









Total floor area 88.7 m² (955 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 from the Blaby office along Leicester Road and at the roundabout continue straight ahead. At the traffic lights proceed ahead towards Glen Parva and turn left onto Glenville Avenue. Turn right onto Howard Road and second right onto Iris Avenue where the property is located.

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/BLA309811



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