



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.

In a sought after area of Glen Parva is this charming detached two bedroom bungalow, sitting on an impressive sized plot in a pleasant quiet cul-de-sac. This property offers fantastic potential, ideal for both buyers looking for one level living and anyone looking for their next home.

Porch

The front double glazed door opens into the porch with tiled flooring, a cupboard and a glazed door leading through to the hall.

Entrance Hall

A glazed porch door opens into a spacious central hall with central heating radiator, coving to the ceiling and doors leading to the lounge, bedrooms, bathroom and kitchen.

Lounge

Accessed from the hall, the bright lounge has dual aspect double glazed windows - one to the side and a large bay overlooking the pleasant front garden. There is a central heating radiator, attractive coving, ornate ceiling rose and a focal slate fireplace.

Kitchen

Accessed from the hall, the kitchen has a double glazed window overlooking the attractive rear garden and is 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 and fridge freezer, coving to the ceiling and a glazed door leading through to the dining room.

Dining Room

Accessed from the kitchen, the spacious, bright dining room has a storage cupboard, central heating radiator, double glazed side window and patio doors leading out to the attractive rear garden.

Bedroom One

Accessed from the hall, the bright bedroom has dual aspect double glazed windows - one to the side and one overlooking the attractive rear garden, original picture rail, fitted wardrobes and a central heating radiator.

Bedroom Two

Accessed from the hall, the bright bedroom has a double glazed window overlooking the pleasant front garden, fitted wardrobes and a central heating radiator.

Bathroom

Accessed from the hall, the bathroom is larger than average, has a bath, separate shower cubicle, wash hand basin, wc, partly tiled walls, airing cupboard, loft access, central heating radiator and two double glazed windows side windows.

Loft

Accessed from the bathroom, the large loft is boarded and has a light switch (not checked by the agent).

Outside

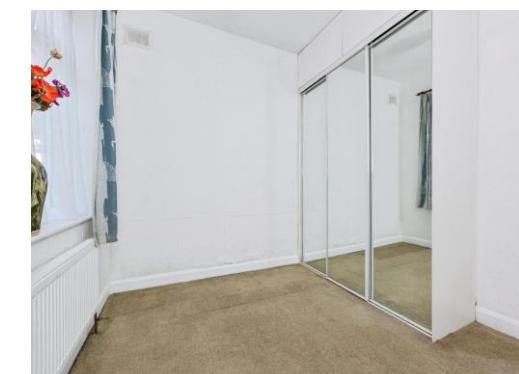
At the front of the property there are double wrought iron gates opening onto the driveway which leads to the garage and large rear garden.

There is a pleasant front garden with gated side access to the rear garden.

The large rear garden is attractive and private. It has a lawn, mature shrubs and trees, a summer house with patio seating area and a shed.

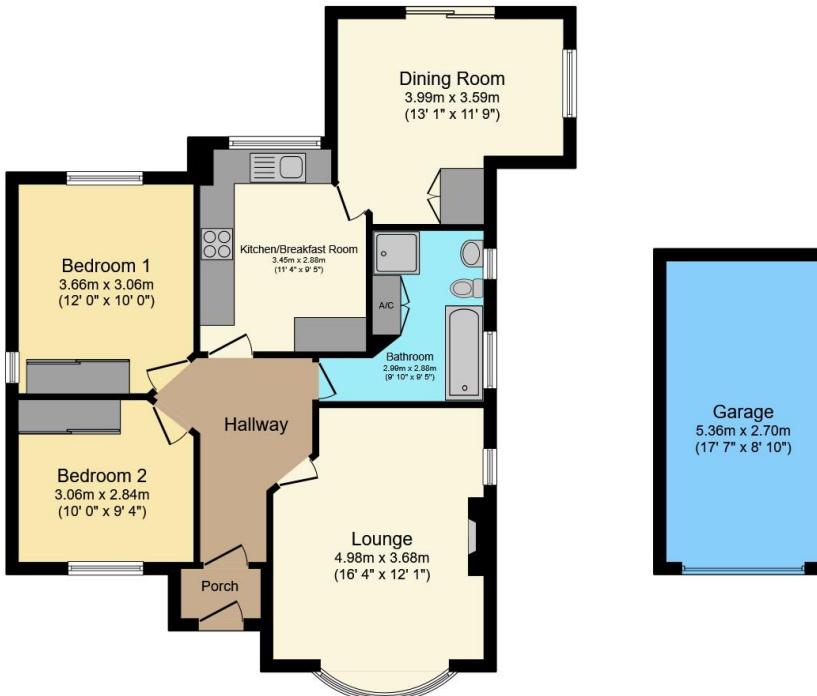
Garage

A separate detached garage with an up and over door to the front.









Floor Plan

Garage

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

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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



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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