



35 Cork Lane
Glen Parva, Leicester, LE2 9JS
£425,000



Immaculately presented & exceptionally spacious four bedroom detached family home, located close to the reputable Glenhills Primary School and Great Central Way with walks and access to Fosse Park, in one of the most sought after roads in Glen Parva.

In brief, the property comprises of a welcoming entrance hall, cloaks/wc, open plan through Lounge, Diner & Kitchen space for modern living with bifold door leading to the beautiful low maintenance garden space.

To the first floor is a landing space with a storage cupboard, four bedrooms, three double bedrooms, one single bedroom & an en-suite to the principle bedroom. There is also a fully fitted three piece bathroom suite.

There is a gate at the side of the property which leads to the beautiful low maintenance rear garden, which has been well designed to include a decking area, artificial grass and a brick wall with fence surround.

In addition to all, the property benefits from UPVC double glazing, gas central heating, off road parking for 2 vehicles and a

- Four Bedrooms Detached Family Home
- Immaculately Presented Throughout
- Open Plan Living & Kitchen Space
- Ground Floor W/C, Main Family Bathroom & En-Suite
- Very Well Presented Rear Garden
- Driveway, Single Garage
- Fully Double Glazed
- Close Proximity to Motorway Network & Fosse Shopping Park
- Internet - Standard, Superfast & Ultrafast Available
- Council Tax Band D / EPC Rating TBC



Location

Lounge/Kitchen

10'6 x 26'1 max (3.20m x 7.95m max)

Garage

16'5 x 9'1 (5.00m x 2.77m)

Bedroom One

12'9 x 10'3 (3.89m x 3.12m)

En-Suite

2'9 x 8 (0.84m x 2.44m)

Bedroom Two

9'3 x 10'4 max (2.82m x 3.15m max)

Bedroom Three

15'4 x 8'1 (4.67m x 2.46m)

Bedroom Four/Dressing Room

10'7 x 8'1 (3.23m x 2.46m)

Bathroom

6'2 x 6'5 (1.88m x 1.96m)



Floor Plan



Viewing

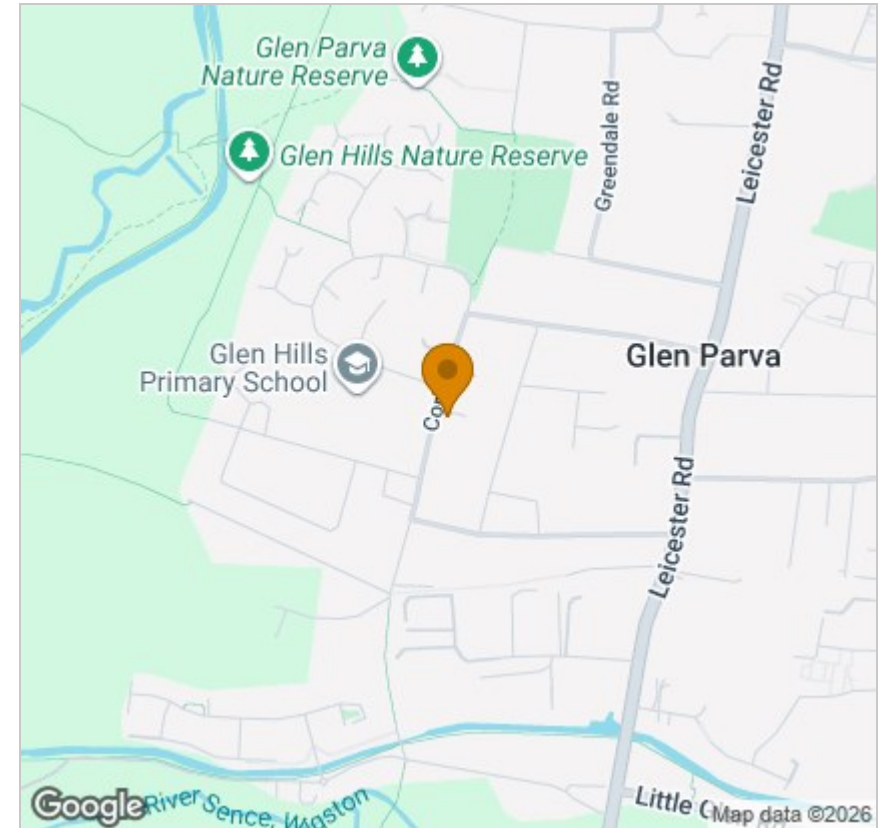
Please contact our Wigston Sales Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	