



## 35 Hillsborough Road, Glen Parva, Leicester. LE2 9PS

- Traditional Bay Fronted Extended Semi Detached Home
- In Need Of Some Cosmetic Improvement And Refurbishment
- Ent Porch, Ent Hall, Front Reception Room. Dining Area
- Extended Breakfast Kitchen Area
- Landing , Three Bedrooms, Family Bathroom
- Driveway, Side Car Port And Useful Store Area
- Rear Garden
- Early Viewing Highly Recommended, No Chain
- EPC Rating D & Council Tax Band B





## PROPERTY DESCRIPTION

Traditional bay fronted three bedroom semi detached property in need of some improvement and refurbishment. Offering the ideal opportunity to create a lovely family home. The property comprises of entrance porch, entrance hall, front reception room with bay window and open access to the dining room with sliding patio doors leading to the rear garden. The ground floor is completed by the extended breakfast kitchen with base and wall units, two side elevation windows, rear access door to the garden and side access door leading to the side car port. To the first floor the landing gives access to two double bedrooms and a single. There is a family bathroom and airing cupboard housing the gas fired central heating boiler. Externally to the front of the property is a driveway providing car standing and leading to the side car port with garage door and leading through to the rear storage area with side door leading to the garden. The rear garden has a patio area, lawn and borders, pond and fence surround. Early viewing is highly recommended to avoid disappointment. EPC rating D and Council tax is band B.





## ROOM DESCRIPTIONS

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### Entrance Porch

### Entrance Hall

### Living Room

12' 6" max into bay x 12' 8" into rec (3.81m x 3.86m)

### Dining Area

11' 7" x 11' 0" into rec (3.53m x 3.35m)

### Breakfast Kitchen

18' 7" max x 7' 8" (5.66m x 2.34m)

### Landing

### Bedroom

12' 11" max into bay x 11' 2" max to back robes (3.94m x 3.40m)

### Bedroom

11' 8" x 11' 0" into rec (3.56m x 3.35m)

### Bedroom

7' 8" x 7' 7" (2.34m x 2.31m)

### Family Bathroom

7' 10" max x 7' 8" (2.39m x 2.34m)

### External

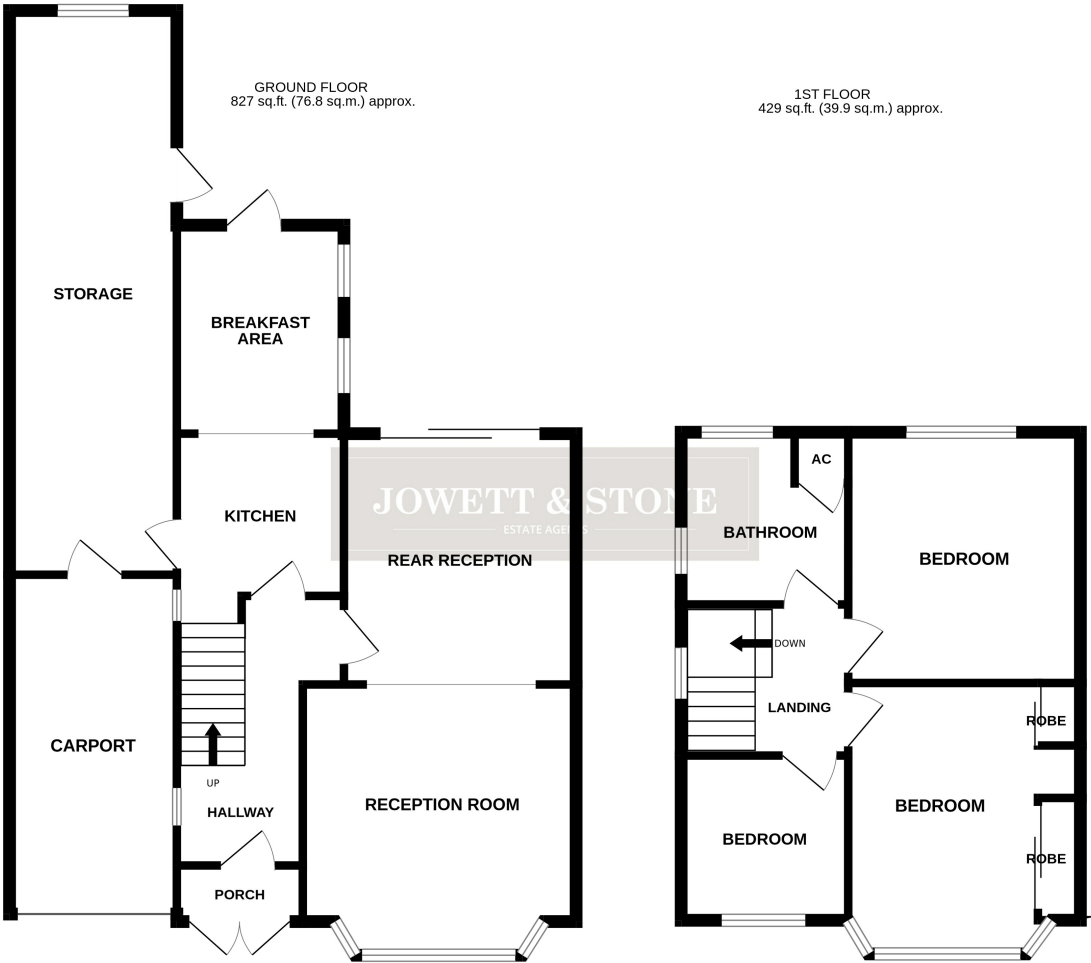
### Car Port

### Storage Area

### Rear Garden



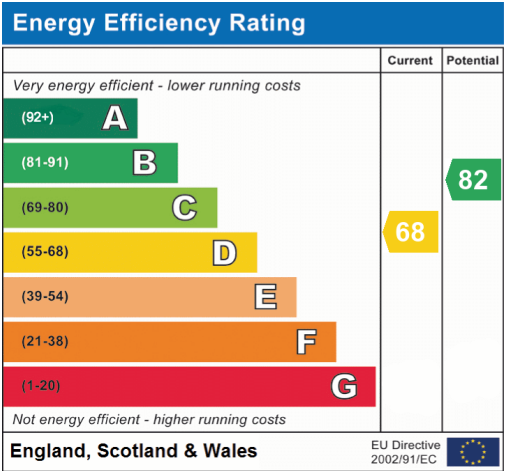
FLOORPLAN & EPC



TOTAL FLOOR AREA : 1256 sq.ft. (116.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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