



23 The Bridle, Glen Parva, Leicester. LE2 9HR

- Four Bedroom Extended Detached Family Home
- Corner Plot Position In A Sought After Location In Glen Parva
- Ideally Located for Fosse Park, M1/M69 Motorway Network, Glenhills Nature Reserve
- Ent Porch, Ent Hall, Cloaks/Wc, L Shape Living Dining Room
- Kitchen, Breakfast Room, Dining Room, Utility Lobby, Office/Garden Room
- Landing, Four Bedrooms, Family Bathroom
- Driveway Providing Ample Car Standing , Garage To Rear, Attractive Rear Garden
- Internal Viewing Essential To Appreciate Size, Style And Layout
- EPC Rating C & Council Tax Band D



PROPERTY DESCRIPTION

Well presented extended four bedroom detached home on a great corner plot position in this highly sought after location in Glen Parva. Ideally located for the M1/M69 motorway network, Fosse Park, Glenhills primary school and Glenhills Nature reserve this really is a superb family home. An internal viewing comes highly recommended to appreciate the size, style and layout. In brief the property comprises of entrance porch with cloaks cupboard, inner hallway with downstairs Wc. Extended generous L shape living/dining room, rear garden room/office with double doors leading out to the rear. There is a further dining area to the front with double doors leading to the original kitchen which is now a breakfast area with fitted unit and high level seating, this gives access to the rear extended kitchen which is fitted with a range of base and wall units, integrated appliances and free standing range cooker. There is a useful rear utility lobby located off which in turn leads out to the garden. To the first floor the landing gives access to the four bedrooms and a family bathroom. The master bedroom is part of the extension and a good size with front and rear aspect windows and access to a walk in wardrobe which has the potential to become an en suite shower room. Externally the property sits on an enviable plot position with a gravel driveway to the front with wall surround providing ample car standing. Located to the rear is gated access to a further driveway and single garage. The rear garden has a lawn. patio and wall/fence surround. EPC rating is grade C and Council tax is band D.



ROOM DESCRIPTIONS

Entrance Porch

Cloaks Cupboard

Entrance Hall

Downstairs Wc

Living/Dining Room

21' 9" max x 16' 8" red to 10'7" (6.63m x 5.08m)

Garden Room/Home Office

14' 0" x 7' 8" (4.27m x 2.34m)

Front Dining Room

13' 3" x 11' 1" (4.04m x 3.38m)

Breakfast Area

10' 10" x 9' 3" (3.30m x 2.82m)

Kitchen Area

11' 8" x 7' 10" (3.56m x 2.39m)

Utility Lobby

8' 1" x 6' 6" (2.46m x 1.98m)

Landing

Bedroom

16' 8" red to 11'0" x 12' 7" (5.08m x 3.84m)

Walk In Wardrobe

Bedroom

13' 7" x 10' 0" (4.14m x 3.05m)

Bedroom

11' 2" x 10' 1" to back of robe (3.40m x 3.07m)

Bedroom

10' 6" max into ent x 7' 3" (3.20m x 2.21m)

Family Bathroom

External

Single Garage

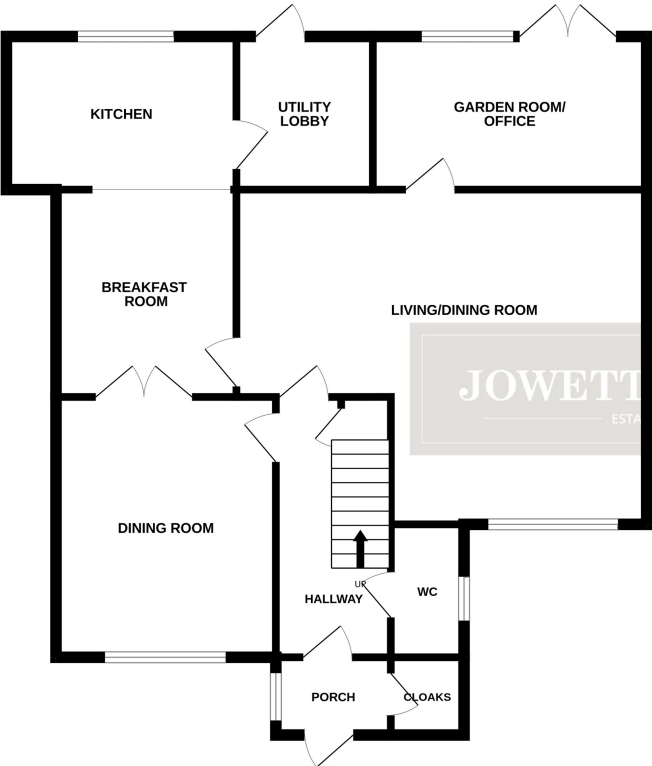
16' 11" x 9' 3" (5.16m x 2.82m)

Rear Garden

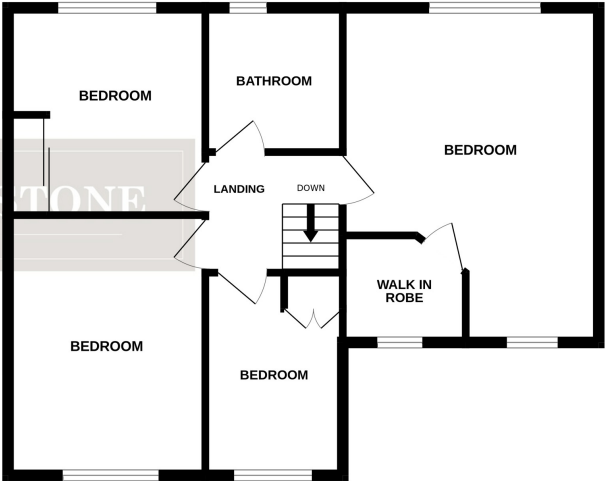


FLOORPLAN & EPC

GROUND FLOOR
955 sq.ft. (88.7 sq.m.) approx.



1ST FLOOR
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA : 1589 sq.ft. (147.6 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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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 74 | 82 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

Blaby
11, Leicester Road, Blaby, LE8 4GR
0116 2789624
blaby@jowettandstone.co.uk