



1 New Bridge Road, Glen Parva, Leicester. LE2 9TG

- Extended Spacious Four Bedroom Semi Detached Home
- Tucked Away Position In Sought After Location
- Ent Hall, Living Room, Extended Kitchen/Dining Area
- Utility Area, Downstairs WC
- Landing, Four Bedrooms, Family Bathroom
- Gas Fired Central Heating System, Double Glazing
- Driveway Providing Ample Car Standing , Garage
- Good Size Attractive Rear Garden, Viewing Essential To Appreciate
- EPC Rating C & Council Tax Band B



PROPERTY DESCRIPTION

Extended spacious four bedroom semi detached property tucked away in this sought after location in Glen Parva. Well presented throughout it would make an ideal family home and an internal viewing comes highly recommended to appreciate. In brief the property comprises of entrance hall, front living room with feature fireplace, extended kitchen fitted with a range of base and wall units with integrated appliances, oven/induction hob and extractor, store. The kitchen opens out into a dining area with double doors leading out to the garden and also a utility area with rear access door, internal door to garage and cloaks/wc. To the first floor the landing leads to the four bedrooms and a family bathroom with suite including jet bath and separate shower cubicle. The property further benefits from gas fired central heating and double glazing. Externally the property sits back in a small cul de sac and has a front driveway providing ample car standing and access to the garage. The garage has an electric roller door and houses the gfch boiler. To the rear of the property is a covered entertaining area with good size store, patio area leading to lawn with mature borders and in turn a further lawn area to the rear. The property has been extensively extended over the years and an internal viewing is considered essential to appreciate the size, layout, plot and position. EPC rating C, Council tax is band B.



ROOM DESCRIPTIONS

Entrance Hallway

Living Room

19' 9" x 10' 5" (6.02m x 3.17m)

Extended Kitchen

19' 10" into ent area x 8' 0" (6.05m x 2.44m)

Dining Area

10' 6" x 9' 0" (3.20m x 2.74m)

Utility Area

8' 2" x 7' 11" plus ent area (2.49m x 2.41m)

Cloaks/Wc

Landing

Bedroom

12' 5" x 10' 1" (3.78m x 3.07m)

Bedroom

18' 11" x 7' 1" (5.77m x 2.16m)

Bedroom

8' 4" x 8' 2" (2.54m x 2.49m)

Bedroom

8' 5" max x 8' 0" (2.57m x 2.44m)

Family Bathroom

8' 1" x 7' 1" plus shower rec (2.46m x 2.16m)

External

Garage

19' 8" x 8' 3" (5.99m x 2.51m)

Rear Store

13' 0" x 7' 6" (3.96m x 2.29m)

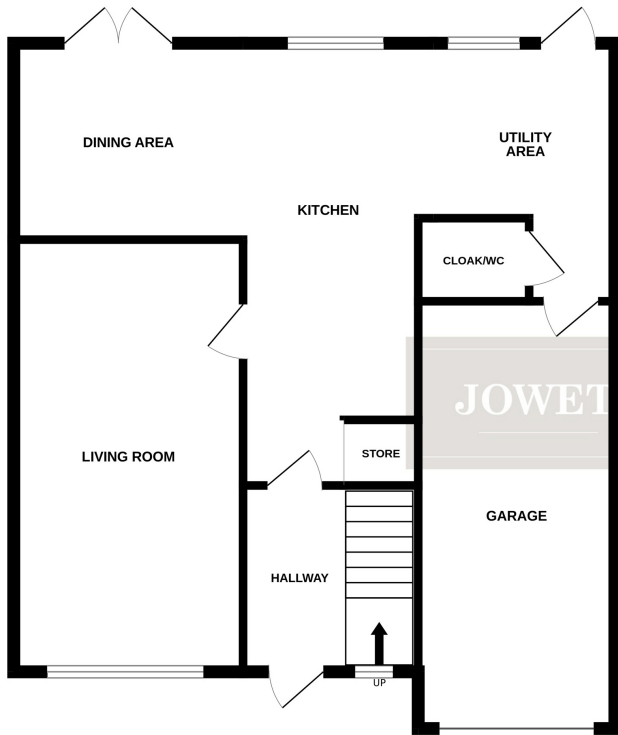
Rear Garden



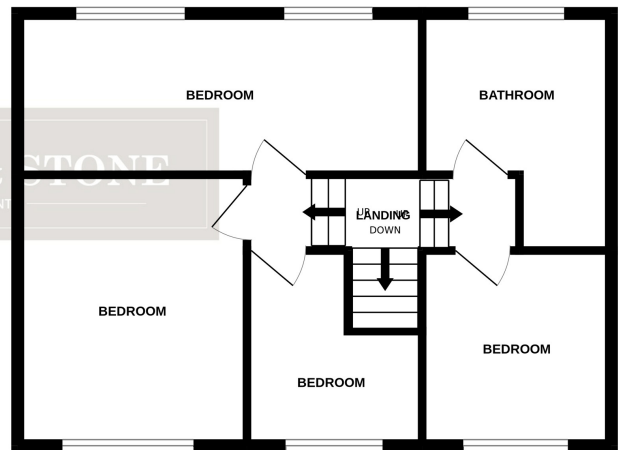
FLOORPLAN & EPC

JOWETT & STONE
ESTATE AGENTS

GROUND FLOOR
815 sq.ft. (75.7 sq.m.) approx.



1ST FLOOR
537 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA : 1352 sq.ft. (125.6 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	69	78
(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