



19 Needham Avenue, Glen Parva, Leicester. LE2 9JL

- Well Presented Traditional Three Bedroom Semi Detached
- Entrance Hall, Front Living Room With Bay Window
- Feature Rear Open Plan Dining Kitchen With Door To The Rear
- Landing , Three Bedrooms, Family Bathroom
- Gas Fired Central Heating System, Double Glazing
- Driveway and Garage/Store
- Attractive Rear Garden Area
- Internal Viewing Essential To Appreciate
- EPC Rating C & Council Tax Band C



PROPERTY DESCRIPTION

Well presented traditional bay fronted semi detached property located close to the reputable Glenhills Primary School and Great Central Way with countryside walks and access to Fosse Park. The property sits on a great plot position and benefits from not being directly overlooked to the rear backing onto the school. Comprising of entrance hall with useful understairs store. To the front is a good size lounge with bay window with folding doors leading to the rear feature open plan dining kitchen with modern base and wall units, integrated appliances, and a door leading out to the rear garden, the perfect space for entertaining. To the first floor landing gives access to two double bedrooms and a further single bedroom along with a family bathroom. Externally to the front there is a small lawn area, front hedge and a block driveway providing ample car standing and giving access to the garage which is currently split in to two store areas, a side gate leads to the rear garden with patio, lawn with border and further top patio area with fence/wall surround. An early viewing is essential to appreciate the style and layout of this attractive home. EPC rating is C and Council tax is band C.



ROOM DESCRIPTIONS

Entrance Hall

Living Room

14' 6" max into bay x 11' 4" (4.42m x 3.45m)

Dining Area

9' 10" x 9' 5" (3.00m x 2.87m)

Kitchen Area

12' 4" x 7' 2" (3.76m x 2.18m)

Landing

Bedroom

15' 4" max into bay x 9' 10" (4.67m x 3.00m)

Bedroom

11' 9" x 9' 9" (3.58m x 2.97m)

Bedroom

9' 5" x 7' 5" (2.87m x 2.26m)

Bathroom

8' 1" x 7' 4" (2.46m x 2.24m)

External

Rear Garden

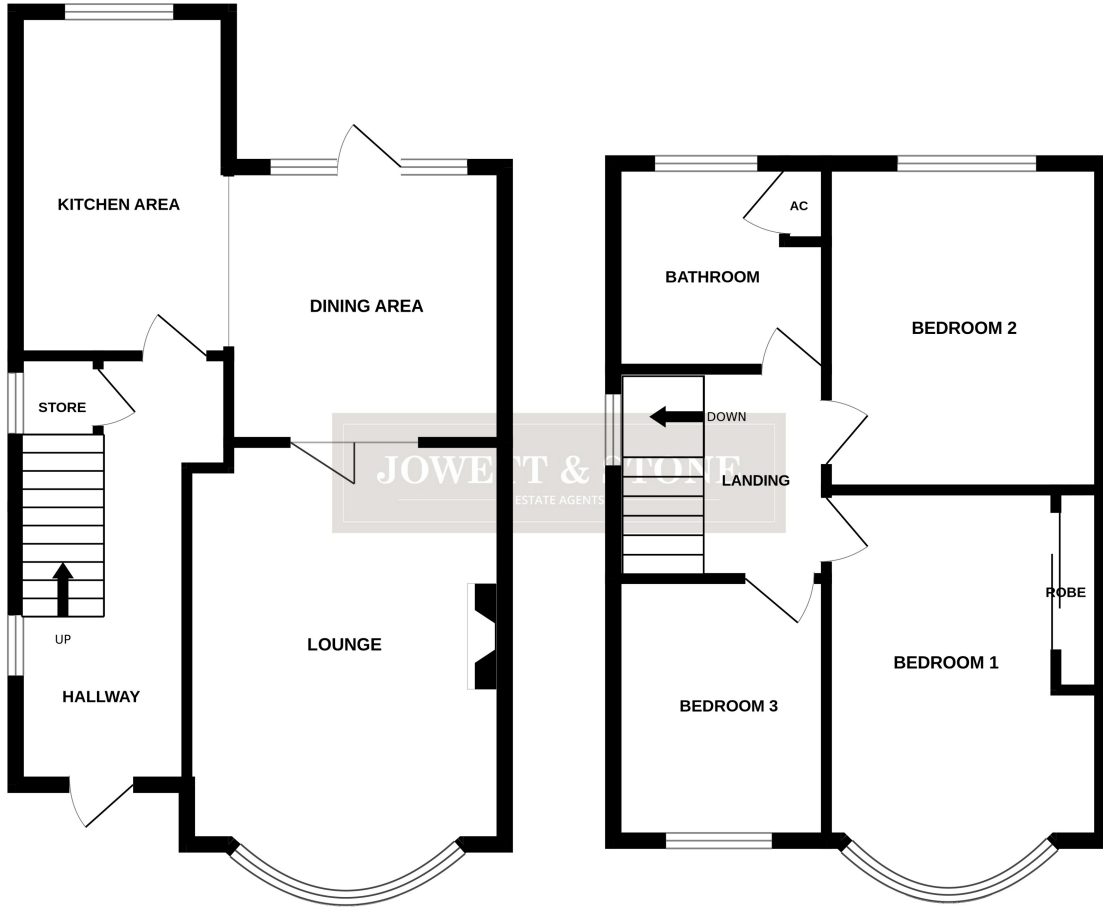
Garage



FLOORPLAN & EPC

GROUND FLOOR
467 sq.ft. (43.3 sq.m.) approx.

1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 907 sq.ft. (84.2 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		85
(69-80)	C	72	
(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	

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