



17 Nursery Hollow, Glen Parva, Leicester. LE2 9NX

- Two Bedroom Semi Detached Bungalow
- Cul De Sac Position In Sought After Location In Glen Parva
- Ideally Located For Glen Hills Nature Reserve, Fosse Park, M1/M69 Motorway Network
- Entrance Hall, Store, Living Room, Front Kitchen
- Two Bedrooms, Family Shower Room/Wc
- Double Glazing, Some Electric Heating, Solar Panels
- Driveway, Sectional Garage, Front And Rear Garden Areas
- Offered With No Onward Chain
- EPC Rating D & Council Tax Band B



PROPERTY DESCRIPTION

Two bedroom semi-detached bungalow situated in a cul-de-sac location close to Glen Hills Nature Reserve with access to Everards Meadow, Fosse Park and the M1/M69 motorway network. In need of some improvement, viewing is recommended to appreciate this lovely home which is being offered for sale with no upward chain. The accommodation comprises of entrance area with useful store cupboards giving access to a good sized living room. Off the living room to the front is a kitchen with base and wall units. The inner hall leads to both bedrooms with the main bedroom overlooking the rear garden and having double doors leading out. The refitted shower room has a white suite comprising low flush wc, vanity wash hand basin and shower cubicle. The property further benefits from double glazing, some electric heating and twelve solar panels. Outside the property is located at the head of the cul-de-sac and to the front is a lawn area with border and driveway offering off road parking and access to the sectional garage. The rear garden is in need of some maintenance but has previously been a well stocked garden with shrub borders and fence surround. EPC Rating D, Council tax is band B.



ROOM DESCRIPTIONS

Entrance Hall

Living Room

15' 10" x 10' 6" (4.83m x 3.20m)

Kitchen

8' 2" x 5' 10" (2.49m x 1.78m)

Inner Hall

Bedroom

13' 2" x 9' 2" max into rec (4.01m x 2.79m)

Bedroom

9' 6" plus ent rec x 7' 2" plus rec (2.90m x 2.18m)

Shower Room/Wc

6' 0" x 5' 9" (1.83m x 1.75m)

External

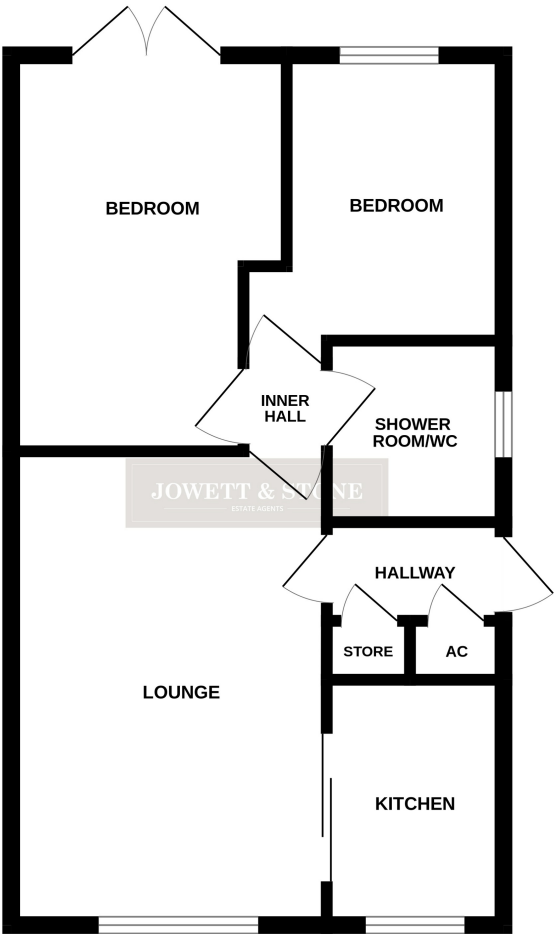
Sectional Garage

Rear Garden Area



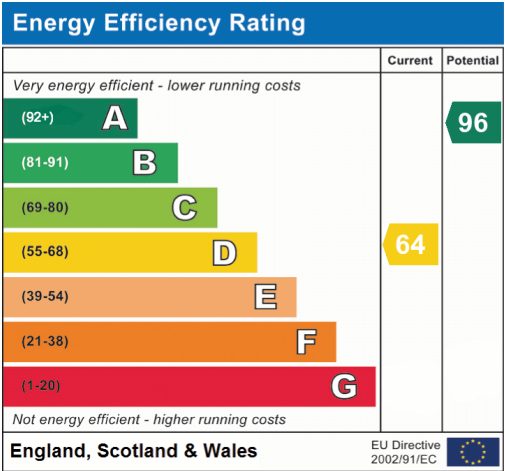
FLOORPLAN & EPC

GROUND FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA: 475 sq.ft. (44.1 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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