



40 Cork Lane, Glen Parva, Leicester. LE2 9JS

- Six Bedroom Family Detached Property
- Downstairs Bedroom with En-suite perfect as Granny Annex/Teenager Suite
- Superb Well Maintained Garden Plot To Rear
- Ent Hall Cloaks/WC Front Reception With Bay Window
- 19ft Living Room, Rear Double Glazed Conservatory, Extended Breakfast Kitchen
- Landing, Five Bedrooms, Family Bathroom
- Driveway Providing Ample Car Standing
- Viewing Essential To Appreciate The Size And Layout Of Accommodation
- EPC Rating C & Council Tax Band D



PROPERTY DESCRIPTION

Superb six bedroom family home with downstairs bedroom and en-suite shower room perfect as a granny annex or teenager suite. This extended bay fronted detached property has been extended by the current owners over the years to create a lovely family home. The property is presented to a high standard throughout and comprises of entrance hall with stairs with glass balustrade and understairs cloaks/wc. The front reception room has a bay window and feature gas fire with double doors leading into the extended 19ft living room with wood burner, rear Velux window and sliding door leading into the rear double glazed conservatory with tile flooring and access to the rear garden. The extended breakfast kitchen is a great space and fitted with a range of base and wall units incorporating integrated appliances there is also rear door leading out to the patio. The ground floor is completed by the ground floor bedroom with front window and having the benefit of an en suite shower room/wc perfect as a teenage suite or granny annexe. To the first floor the landing gives access to the five bedrooms and a refitted modern bathroom with additional shower cubicle. To the original part of the building there are two double bedrooms with fitted bedroom furniture and a further single bedroom currently used as a study. The extended part incorporates two bedrooms with the front bedroom also having a walk in wardrobe.

The property further benefits from gas fired central heating system and double glazing. Externally to the front of the property there is a driveway providing ample off road parking. The rear garden is a real feature of the property and has been well designed and cared for to provide social patio area, log store, covered bbq area, shaped lawn, raised border and further rear patio and generous timber store/workshop to the rear. Viewing is essential to appreciate the size, style and layout of this fantastic home. EPC rating is C and Council tax is band D.



ROOM DESCRIPTIONS

Entrance Hall

Cloaks/Wc

Front Reception Room

12' 11" max into bay x 10' 11" into rec (3.94m x 3.33m)

Extended Living Room

19' 9" x 10' 9" into rec (6.02m x 3.28m)

Double Glazed Conservatory

12' 3" max to doors x 9' 3" (3.73m x 2.82m)

Breakfast Kitchen

16' 9" red to 12'9" x 14' 5" (5.11m x 4.39m)

Ground Floor Bedroom

12' 3" x 7' 10" max (3.73m x 2.39m)

En Suite Shower Room/Wc

Landing

Bedroom

12' 11" x 10' 3" into rec (3.94m x 3.12m)

Bedroom

12' 10" max into bay x 10' 11" to back of robes (3.91m x 3.33m)

Bedroom

13' 5" x 7' 4" (4.09m x 2.24m)

Bedroom

11' 4" x 7' 4" (3.45m x 2.24m)

Walk in Wardrobe

5' 8" x 3' 11" (1.73m x 1.19m)

Bedroom

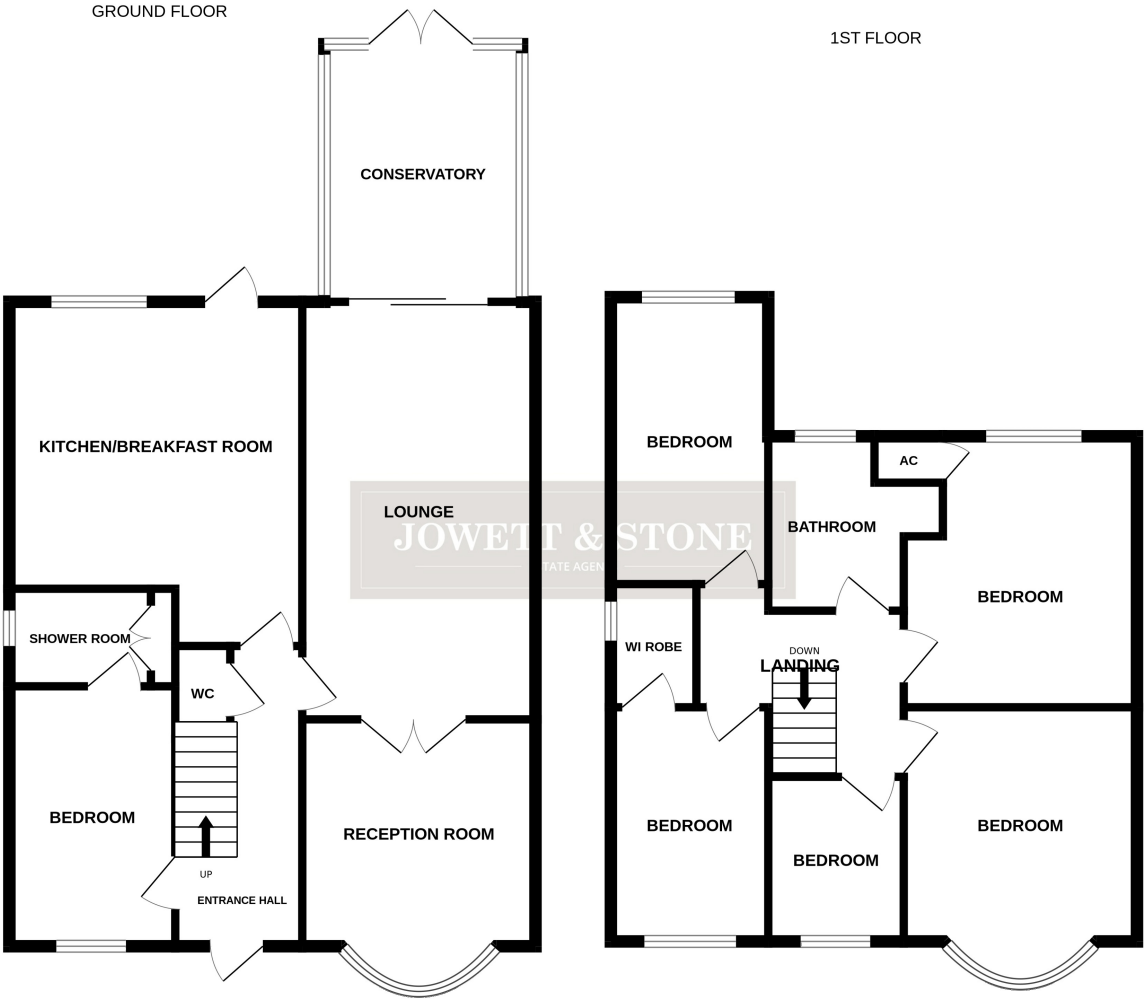
7' 9" x 6' 8" (2.36m x 2.03m)

Family Bathroom

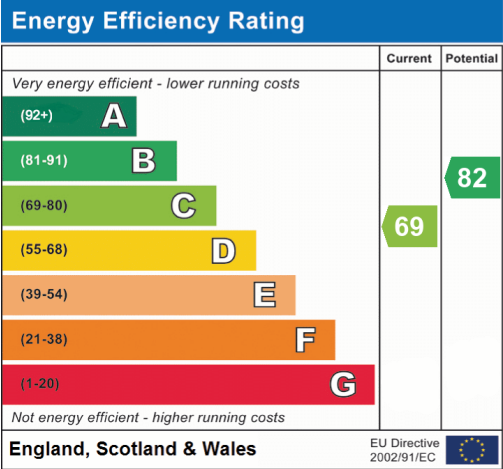
External

Feature Rear Garden





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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