



## 2 Spinney Close, Glen Parva, Leicester. LE2 9NJ

- Well Presented One Bedroom Quarter House
- Cul De Sac Location
- Close To Glen Parva Nature Reserve and Great Central Way
- Entrance Area, Living Room, Kitchen
- Landing, Store, Double Bedroom, Bathroom
- Enclosed Private Garden
- Ample Car Standing, Additional Parking Space To Rear
- Viewing Recommended, No Upward Chain
- EPC Rating E & Council Tax Band A





## PROPERTY DESCRIPTION

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A well presented one bedroom quarter house in a great cul-de-sac location close to the Glen Parva nature reserve and Great Central Way. The accommodation comprises in brief: entrance lobby leading to the living room with double glazed window and stairs to the first floor, kitchen area fitted with a range of base and wall units, oven, hob and extractor, plumbing for appliance and double glazed window, landing having a good size storage cupboard and leading to the double bedroom with built cupboard, and the family bathroom with white suite. Outside there is a drive providing ample off road parking, a further allocated parking space to the rear and a separate enclosed rear garden area. The property has the benefit of a gas central heating system and is offered for sale with no upward chain. Viewing is highly recommended. EPC Rating E & Council Tax Band A.



## ROOM DESCRIPTIONS

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### Entrance Area

### Lounge

13' 1" max over stairs x 11' 5" (3.99m x 3.48m)

### Kitchen

13' 1" x 5' 3" (3.99m x 1.60m)

### Landing

### Bedroom

10' 3" x 10' 0" (3.12m x 3.05m)

### Bathroom

### External

### Driveway

### Enclosed Garden



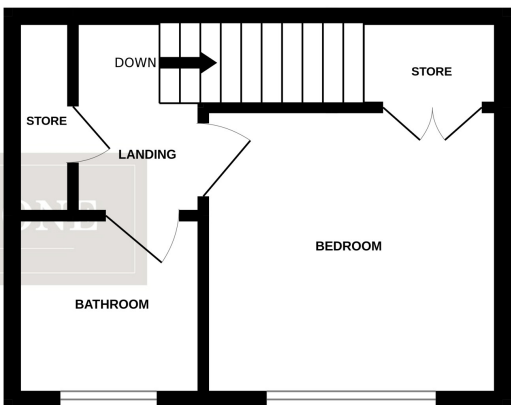


FLOORPLAN & EPC

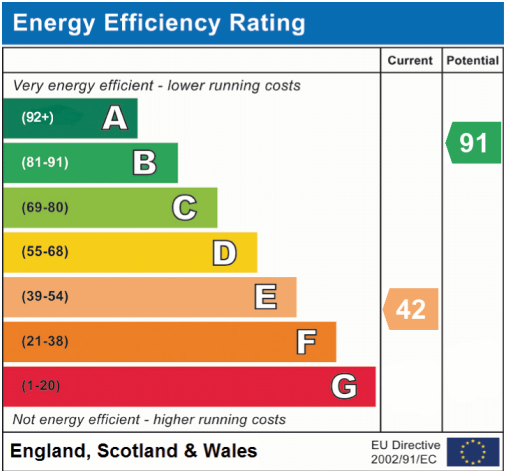
GROUND FLOOR  
231 sq.ft. (21.4 sq.m.) approx.



1ST FLOOR  
219 sq.ft. (20.3 sq.m.) approx.



TOTAL FLOOR AREA : 450 sq.ft. (41.8 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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Blaby  
11, Leicester Road, Blaby, LE8 4GR  
0116 2789624  
blaby@jowettandstone.co.uk