



# 148 Little Glen Road, Glen Parva, Leicester. LE2 9TT

- Deceptively Spacious Detached Bungalow
- Sought After Location In Glen Parva
- Well Proportioned Accommodation Throughout
- Ent Porch, Ent Hall, Lounge, Generous Dining Kitchen
- Conservatory Leading To Garden, Cloaks/Wc
- Three Bedrooms, Family Shower Room/Wc
- Loft Potential Subject To Regulations/Planning
- Driveway, Good Size Rear Garden
- Internal Viewing Essential To Appreciate Size And Layout
- EPC Rating D & Council Tax Band D



## PROPERTY DESCRIPTION

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Deceptively spacious detached bungalow in this sought after location in Glen Parva. Occupying an enviable plot position an internal viewing comes highly recommended to appreciate the size, layout and potential of this lovely home. In brief the property comprises of side entrance porch, entrance hall, front living room with bay window and feature fire and surround. Generous dining kitchen fitted with a range of base and wall units and large enough for a central dining table. There is internal bay and access door leading to the rear conservatory which has a further door leading out to the rear garden and also access to a separate wc. Located off the main hallway are the three bedrooms and a family shower room/wc. There is also a drop down ladder leading to a large loft area housing the gas fired central heating boiler and also benefitting from three Velux windows (ideal for conversion subject to necessary regulations/permissions). Externally to the front of the property of the property is a gravel driveway providing off road parking. Side gates lead to the good size rear garden which is mainly laid to lawn with mature borders and fence surround. EPC rating is D and Council tax is band D.



## ROOM DESCRIPTIONS

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**Entrance Porch**

**Entrance Hall**

**Living Room**

13' 4" into rec x 13' 0" plus bay (4.06m x 3.96m)

**Dining Kitchen**

14' 0" plus bay area x 13' 5" (4.27m x 4.09m)

**Rear Conservatory**

13' 7" plus ent x 9' 2" max (4.14m x 2.79m)

**Separate Wc**

**Bedroom**

13' 0" x 11' 11" into rec (3.96m x 3.63m)

**Bedroom**

10' 5" x 8' 0" (3.17m x 2.44m)

**Bedroom**

8' 0" x 7' 5" (2.44m x 2.26m)

**Family Shower Room/Wc**

9' 1" max into rec x 8' 6" (2.77m x 2.59m)

**Loft Area**

20' 1" approx x 13' 2" approx (6.12m x 4.01m)

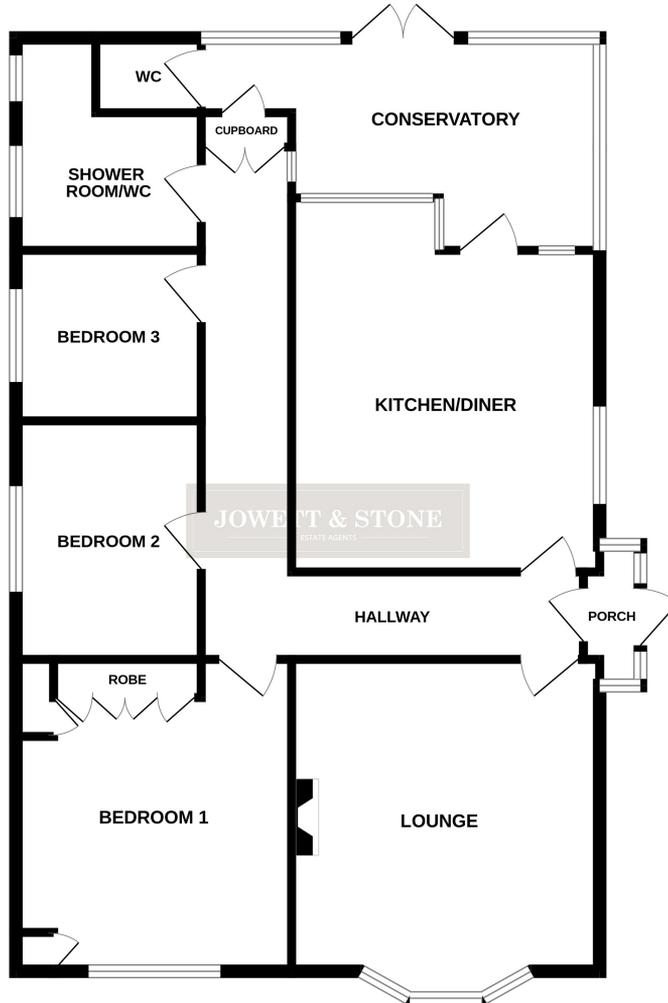
**External**

**Rear Garden**



# FLOORPLAN & EPC

## GROUND FLOOR



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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>75</b>
(55-68)	<b>D</b>	<b>61</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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