



## 40 Glenville Avenue, Glen Parva, Leicester. LE2 9JF

- Beautiful Traditional Bay Fronted 1930s Detached Home
- Highly Sought After Location , Good Size Garden Plot
- Entrance Hall, Front Reception, Dining Room
- Extended Breakfast Kitchen, Lobby, Wc, Conservatory
- Landing, Three Bedrooms, Feature Family Bathroom
- Driveway Providing Ample Car Standing, Garage
- Good Size Landscaped Rear Garden
- Viewing Essential To Appreciate
- EPC Rating D & Council Tax Band D





## PROPERTY DESCRIPTION

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Beautiful bay fronted 1930s detached house located on the sought after Glenville Avenue. Occupying a large plot and presented to a high standard throughout. Rarely do properties of this nature come to the market and an internal viewing comes highly recommended. The property comprises of a storm porch with feature door leading to a generous entrance hall with wood flooring, stunning front reception room with bay window and feature wood burner. The rear dining room is a good size and has folding doors leading to the rear conservatory with double door leading out to the rear garden. The original kitchen has been extended with a range of base and wall units, breakfast bar, Belfast sink integrated appliances side velux window and rear double doors leading to the garden. Also located off the kitchen is a rear lobby which in turn gives access to the conservatory and a useful utility/wc. To the first floor the landing has a feature stain glass side window and gives access to the bedrooms and a feature bathroom including a freestanding bath and separate shower cubicle. There are two double bedrooms and a third single bedroom. Externally to the front of the property is a block paved driveway providing ample car standing and giving access to the single garage with double wooden doors. A side gate leads to the large rear garden which has been landscaped in to several sections including circular decking social patio area, lawn, feature borders leading to a rear lawn area with fence and hedge surround. EPC rating is D and Council tax is band D.





## ROOM DESCRIPTIONS

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### Storm Porch

### Rear Garden

#### Entrance Hall

15' 5" x 8' 6" (4.70m x 2.59m)

#### Front Reception Room

14' 11" max into bay x 12' 7" into rec (4.55m x 3.84m)

#### Rear Reception Room

15' 0" x 12' 7" into rec (4.57m x 3.84m)

#### Breakfast Kitchen

16' 3" x 11' 6" red to 8'5" (4.95m x 3.51m)

#### Conservatory

9' 4" max x 8' 8" (2.84m x 2.64m)

#### Rear Lobby

#### Utility/Wc

5' 10" x 5' 3" (1.78m x 1.60m)

#### Landing

#### Bedroom

12' 11" plus bay x 12' 10" into rec (3.94m x 3.91m)

#### Bedroom

12' 11" x 12' 8" into rec (3.94m x 3.86m)

#### Bedroom

8' 7" x 8' 4" (2.62m x 2.54m)

#### Family Bathroom

8' 5" x 8' 4" (2.57m x 2.54m)

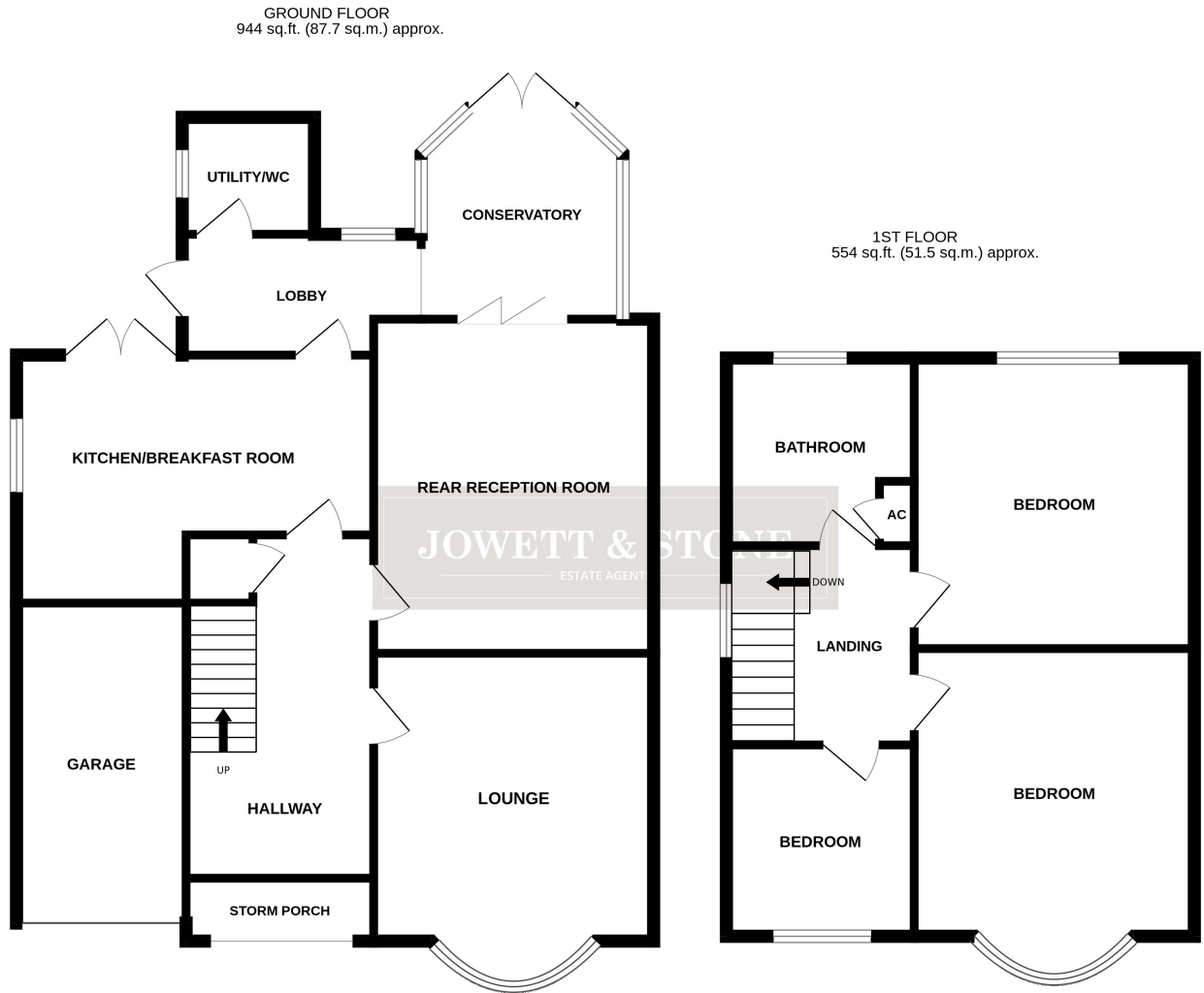
#### External

#### Garage

13' 11" x 7' 5" (4.24m x 2.26m)



# FLOORPLAN & EPC



TOTAL FLOOR AREA : 1497 sq.ft. (139.1 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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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>77</b>
(55-68)	<b>D</b>	<b>63</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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