



157 Leicester Road, Glen Parva, Leicester. LE2 9HP

- Superb Plot And Position, Large Rear Garden
- Four Bedroom Bay Fronted Detached Family Home
- Entrance Hall, Front Reception, Dining Area
- 24ft Breakfast Kitchen, Shower Room/Wc, Rear Lobby
- Rear Extended Large Living Room With Sliding Doors Leading TO The Rear
- Landing, Four Bedrooms, Family Bathroom
- Ample Car Standing On Good Size Driveway, Single Garage
- Large Rear Garden On One of The Most Enviably Plots On The Road
- Viewing Essential to Appreciate
- EPC Rating D & Council Tax Band F



PROPERTY DESCRIPTION

Bay fronted four bedroom detached property located on a fantastic plot offering one of the largest rear gardens on the road. An ideal family home the property offers spacious accommodation and comprises of a welcoming entrance hall with wood flooring, front reception room with bay window to the front and open access to the rear dining area with rear patio doors. The breakfast kitchen is approx 24ft and is fitted with a range of base and wall units and leads through to a rear lobby with access to the shower room/wc and store. Located of the rear lobby is the extended generous living room with front window and rear patio doors leading out to the garden, this is a great entertaining space. To the first floor the landing with its side stain glass window leads to the four bedrooms and a family bathroom with three piece suite as well as a separate shower cubicle. Further benefitting from gas fired central heating system. Externally the property offers huge potential to extend further subject to planning. The property sits back well from the road with a large block pave driveway providing ample car standing for several vehicles and giving access to the side garage. The real feature of the property is the rear garden which has been divided into several sections and would be a must see for any keen gardener. Viewing is essential to appreciate. EPC rating D, Council tax is band F.



ROOM DESCRIPTIONS

Entrance Hall

8' 2" x 13' 8" (2.49m x 4.17m)

Front Reception Room

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

Dining Area

11' 11" x 12' 11" (3.63m x 3.94m)

Breakfast Kitchen

9' 2" x 24' 8" (2.79m x 7.52m)

Rear Lobby

Shower Room/Wc

Rear Living Room

19' 8" x 16' 9" max (5.99m x 5.11m)

Landing

Bedroom

13' 8" max into rec x 12' 11" plus bay (4.17m x 3.94m)

Bedroom

8' 6" approx x 13' 0" (2.59m x 3.96m)

Bedroom

8' 2" x 10' 0" (2.49m x 3.05m)

Bedroom

5' 11" x 9' 7" (1.80m x 2.92m)

Family Bathroom

6' 4" x 9' 5" (1.93m x 2.87m)

External

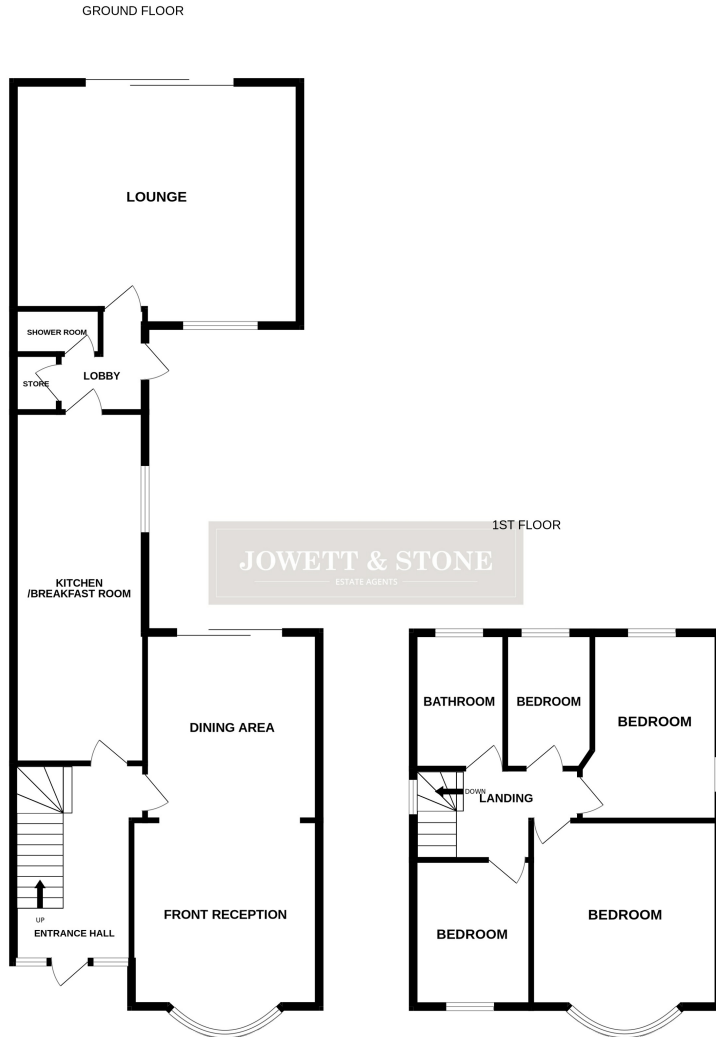
Garage

8' 3" into rec x 20' 1" (2.51m x 6.12m)

Rear Garden



FLOORPLAN & EPC



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

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