

FOR SALE

£275,000 Freehold



## Westdale Avenue, Glen Parva, Leicester. LE2 9JQ

- Two Bedroom Semi Detached Bungalow On Corner Plot Position
- Ent Porch, Ent Hall , Front Living Room With Bay
- Dining Area Leading to Kitchen Area, Rear Lobby
- Two Bedrooms, Family Shower Room/Wc
- Boarded Loft Space Area
- Gas Fired Central Heating System, Double Glazing
- Driveway Providing Car Standing, Good Size Single Garage
- Rear Patio Garden, Side Garden Area
- Viewing Recommended, No Onward Chain
- EPC Rating D & Council Tax Band C





## PROPERTY DESCRIPTION

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Two bedroom semi detached bungalow in this sought after location in Glen Parva. Ideally located for Glenhills Primary school, Great Central Way, Fosse Park and the M1/M69 motorway network. Offering spacious accommodation the property sits on an enviable plot position and an internal viewing is highly recommended to appreciate the style and layout. In brief the property comprises of an entrance porch, a welcoming entrance hall with stain glass entrance door and feature wood flooring. The front living room has a bay window and gas fire with feature surround. There are folding doors leading to the dining area and kitchen fitted with a range of base and wall units and rear bay. Located off the dining area is a rear entrance lobby giving access to the rear garden. To the right of the entrance hallway are two double bedrooms, the front bedroom has fitted wardrobes and the rear bedroom has a small bay window and both have wooden flooring. There is a modern family shower room/wc and the property also has a useful boarded loft area with rear window and drop down ladder. Externally to the front is a driveway and gravel display area leading to the larger than average single garage. There is a side garden area with lawn and fence/hedge surround. The rear patio garden is accessed via a side gate. EPC rating is grade D, Council tax is band C.



## ROOM DESCRIPTIONS

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### Entrance Porch

### Entrance Hall

### Living Room

14' 1" plus bay x 12' 2" into rec (4.29m x 3.71m)

### Dining Area

12' 2" x 9' 2" (3.71m x 2.79m)

### Kitchen Area

11' 5" x 6' 9" into bay area (3.48m x 2.06m)

### Rear Lobby

### Bedroom

12' 3" plus bay x 10' 11" to back of robe (3.73m x 3.33m)

### Bedroom

10' 11" plus bay x 8' 11" plus ent rec (3.33m x 2.72m)

### Shower Room/Wc

7' 4" x 7' 4" max (2.24m x 2.24m)

### Boarded Loft Space

18' 5" x 10' 1" (5.61m x 3.07m)

### External

### Garage

21' 5" x 11' 7" max (6.53m x 3.53m)

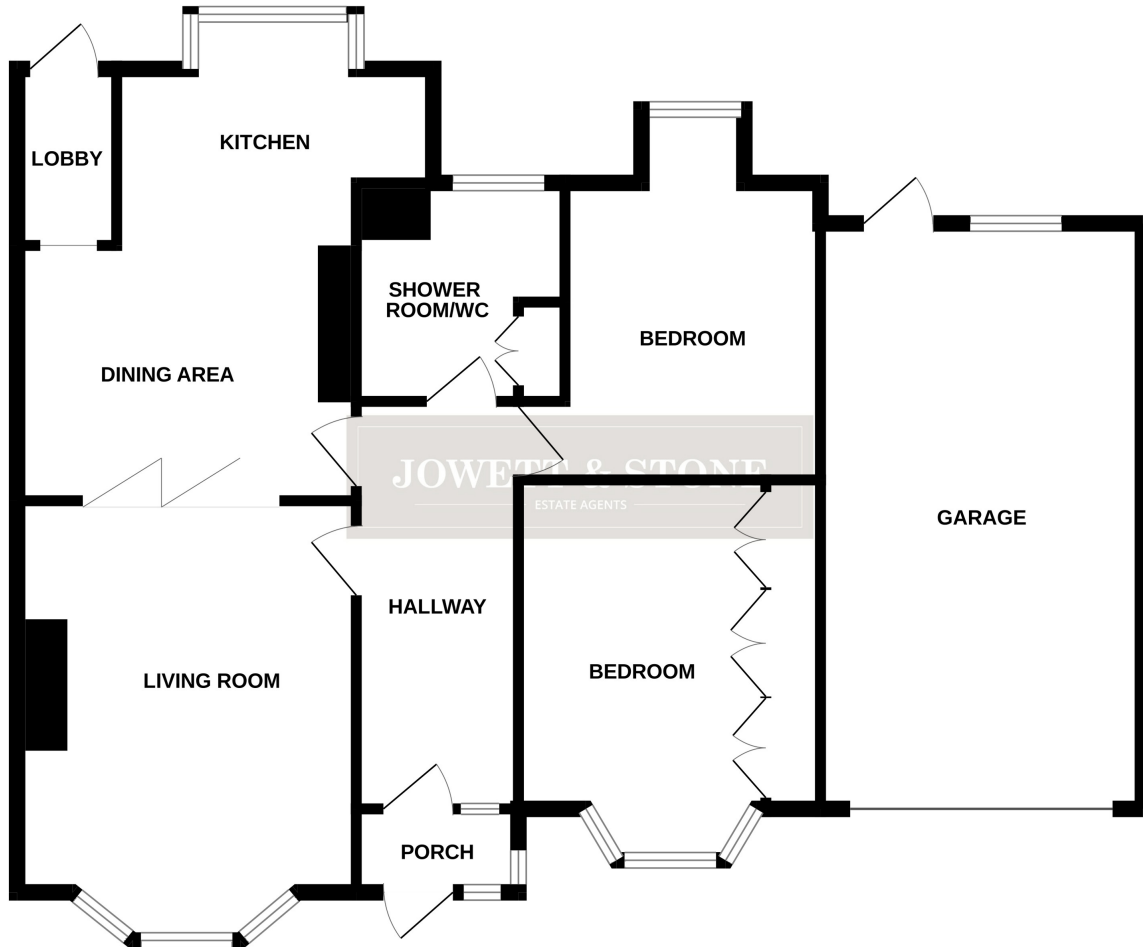
### Rear Patio Garden

### Side Garden



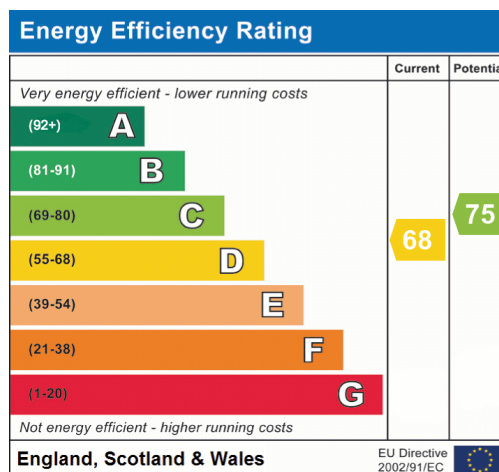


## GROUND FLOOR 1029 sq.ft. (95.6 sq.m.) approx.



TOTAL FLOOR AREA: 1029 sq.ft. (95.6 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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