



3 Walnut Grove, Glen Parva, Leicester. LE2 9HT

- Superb Extended Semi Detached Property
- Immaculately Presented Throughout With Great Size Accommodation
- Ent Porch, Lounge, Dining Room, Study, Garden Room
- Feature 17ft Kitchen, Utility Lobby, Cloaks/Wc
- Landing, Three Double Bedrooms, Good Size Family Bathroom
- Driveway Providing Ample Car Standing , Garage, Attractive Rear Garden
- Viewing Essential To Appreciate The Size, Style And Layout Of Accommodation
- EPC Rating C & Council Tax Band C



PROPERTY DESCRIPTION

Superb extended semi detached home, immaculately presented throughout. Offering well laid out spacious accommodation an early viewing comes highly recommended to appreciate the size, style and layout of this beautiful home. In brief the property comprises of entrance porch, lounge with wood burning fireplace, open to the well presented dining room and also access to the study/office. To the rear of the property there is a lovely garden room/sitting room overlooking the rear and with double doors leading out to the garden. The rear extension also houses the feature kitchen fitted with a range of modern base and wall units and benefitting from integrated appliances, off the kitchen area is a useful utility/lobby with access to the ground floor wc and also internal door to the garage. To the first floor the landing leads to all three double bedrooms and an extended family bathroom with feature suite including roll top bath and separate shower. The master bedroom is a particularly good size having been opened up into to what would have been the original third bedroom. Externally to the front of the property there is a block pave driveway providing ample car standing and giving access to the garage with electric roller door. The rear garden has been landscaped with a social patio area leading to the lawn with mature borders and fence surround. Internal viewing a must. EPC rating is C and Council tax band C.



ROOM DESCRIPTIONS

Entrance Porch

Lounge

16' 8" over stairs x 12' 10" max (5.08m x 3.91m)

Dining Room

10' 8" x 8' 11" (3.25m x 2.72m)

Study/Office

10' 3" x 7' 5" (3.12m x 2.26m)

Garden/Sitting Room

15' 7" x 8' 1" (4.75m x 2.46m)

Kitchen

17' 9" x 7' 3" (5.41m x 2.21m)

Utility Lobby

9' 3" x 6' 5" (2.82m x 1.96m)

Cloaks/Wc

Landing

Bedroom

16' 7" max x 12' 11" red to 10'0" (5.05m x 3.94m)

Bedroom

10' 10" x 9' 10" (3.30m x 3.00m)

Bedroom

15' 0" x 6' 9" (4.57m x 2.06m)

Family Bathroom

14' 1" x 6' 2" (4.29m x 1.88m)

External

Garage

22' 6" x 7' 1" (6.86m x 2.16m)

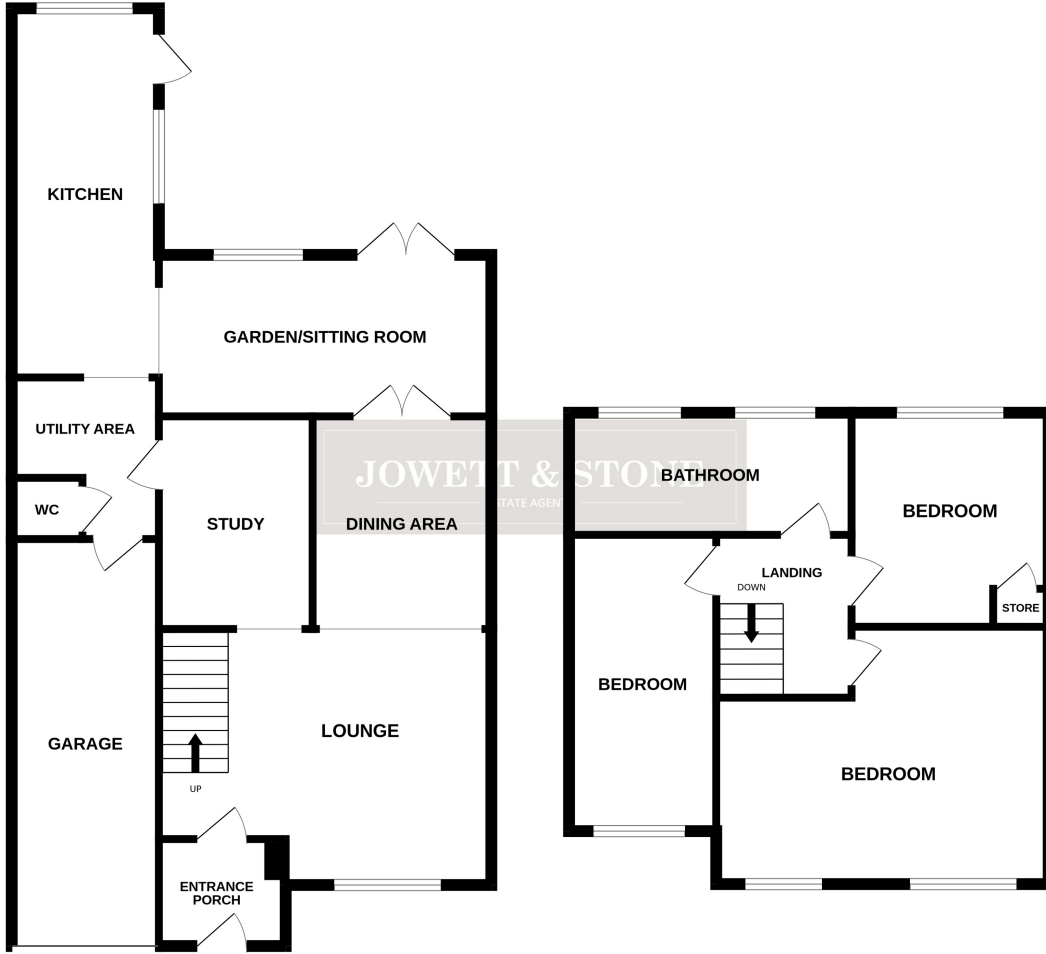
Rear Garden



FLOORPLAN & EPC

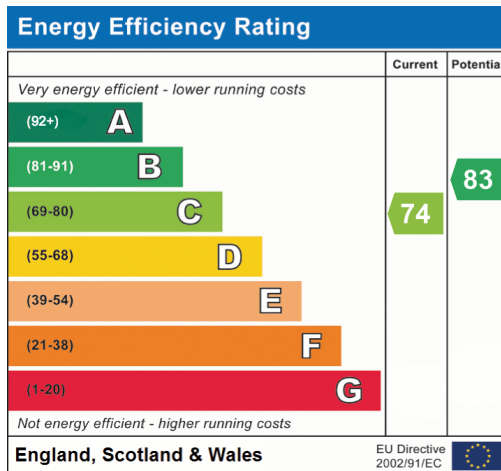
GROUND FLOOR
885 sq.ft. (82.2 sq.m.) approx.

1ST FLOOR
545 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA : 1430 sq.ft. (132.8 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