



17 The Bridle, Glen Parva, Leicester. LE2 9HR

- Well Presented Extended Semi Detached Property
- Ideally Located for Fosse Park, M1/M69 Motorway network and Glen Parva Nature Reserve
- Ent Porch, 22ft Living Room, Dining Area, Breakfast Kitchen
- Landing, Three Bedrooms, Family Bathroom
- Gas Fired Central Heating System, Double Glazing
- Attractive Rear Garden Area
- Viewing Highly Recommended
- EPC Rating C & Council Tax Band C



PROPERTY DESCRIPTION

Well presented extended semi detached property ideally located for Fosse Park and the M1/M69 Motorway network and close to Glen Parva nature reserve. Having been extended to the rear there is spacious living accommodation and the property also benefits from an attractive rear garden area, viewing is highly recommended to appreciate. Approached via a block pave driveway providing off road parking and giving access to the single garage. The front door leads into the welcoming entrance porch with tile flooring and access to the Lounge. The 22ft living area is a great size and has stairs leading to the first floor, feature fireplace and double doors leading to the rear dining room extension which in turn has double glazed doors leading to the rear garden and also access to the side breakfast kitchen. The good size breakfast kitchen is fitted with a range of base and wall units and plentiful work space area, there are windows to the side and rear and also a side access door leading to the garden. The first floor landing gives access to the three generous bedrooms, all with fitted furniture and a family bathroom. Externally the attractive rear garden has a decking area along with a water feature, lawn with borders, rear summerhouse and fence surround. An early viewing is essential to appreciate the size, style and layout of this attractive home. EPC rating is grade C, Council tax is band C.



ROOM DESCRIPTIONS

Entrance Porch

6' 7" x 3' 6" (2.01m x 1.07m)

Lounge

22' 3" x 11' 11" (6.78m x 3.63m)

Dining Area

11' 2" x 7' 0" (3.40m x 2.13m)

Breakfast Kitchen

20' 4" max x 7' 11" (6.20m x 2.41m)

Landing

Bedroom

14' 5" to back robes x 9' 1" ext to 12'0" into rec
(4.39m x 2.77m)

Bedroom

11' 10" to front of robes x 7' 9" (3.61m x 2.36m)

Bedroom

11' 4" x 8' 2" to back of robes (3.45m x 2.49m)

Family Bathroom

External

Garage

16' 11" x 8' 1" (5.16m x 2.46m)

Rear Garden



