



33 Southfield Close, Glen Parva, Leicester. LE2 9NW

- Well Presented Three Bedroom Semi Detached
- Cul De Sac Location Backing Onto Glenhills Nature Reserve
- Ent Area, Living Room, Dining Area, Kitchen
- Landing, Three Bedrooms, Family Bathroom
- Gas fired Central Heating System, Double Glazing
- Front Garden Area, Driveway, Rear Garden
- Viewing Highly Recommended
- EPC Rating C & Council Tax Band B



PROPERTY DESCRIPTION

Superb three bedroom semi detached property in this sought after location in Glen Parva. Backing onto GlenHills Nature Park and ideally located close to the reputable Glenhills Primary School and Great Central Way with countryside walks and access to Fosse Park. Well presented throughout the property comprises of entrance area with stairs, good size front lounge with double doors leading to the rear dining area with further double doors giving access to the rear garden. The ground floor is completed by the kitchen fitted with a range of base and wall units, oven/hob and extractor and rear access door. To the first floor the landing leads to two double bedrooms and a further single bedroom, there is also a fitted family bathroom. The property further benefits from gas fired central heating system and double glazing. Externally to the front of the property is a lawn area, driveway providing ample car standing. A side gate leads to the rear garden with patio, lawn and fence surround. An early viewing comes highly recommended to appreciate this lovely home. EPC rating C, Council tax is band B.



ROOM DESCRIPTIONS

Entrance Area

Living Room

13' 2" x 12' 4" into rec (4.01m x 3.76m)

Dining Area

10' 10" x 7' 11" (3.30m x 2.41m)

Kitchen

10' 11" x 7' 6" (3.33m x 2.29m)

Landing

Bedroom

13' 0" x 8' 9" (3.96m x 2.67m)

Bedroom

9' 2" plus rec x 9' 1" (2.79m x 2.77m)

Bedroom

9' 8" x 6' 5" (2.95m x 1.96m)

Family Bathroom

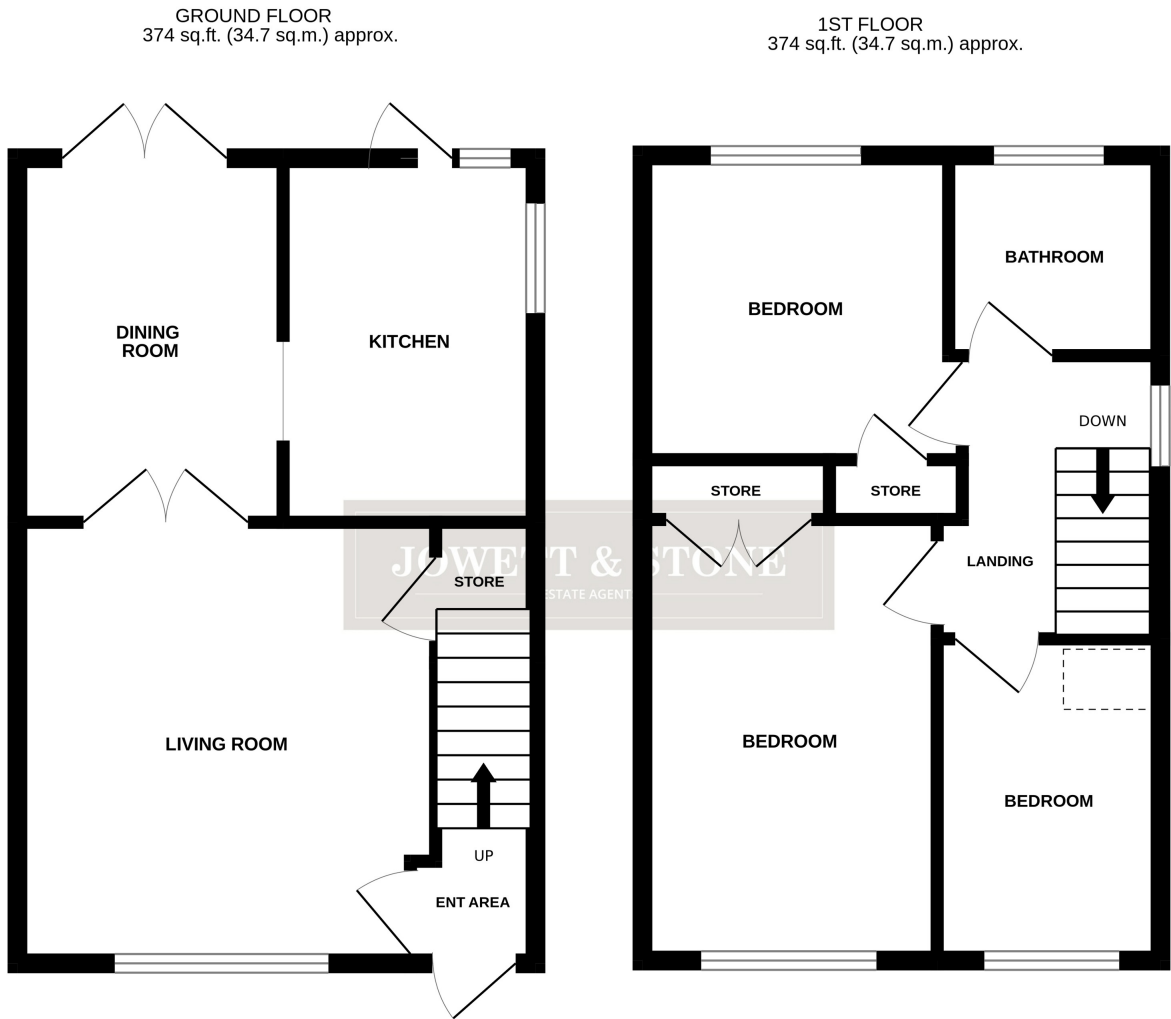
6' 1" x 6' 1" (1.85m x 1.85m)

External

Rear Garden



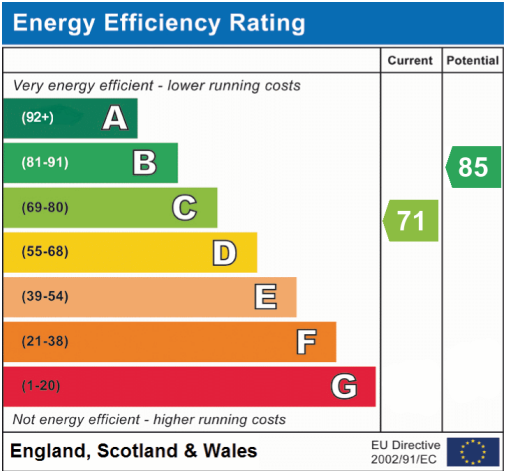
FLOORPLAN & EPC



TOTAL FLOOR AREA : 748 sq.ft. (69.4 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