



## 203 Little Glen Road, Glen Parva, Leicester. LE2 9TX

- Extended Traditional Detached Family Home
- Ent Porch, Ent Hall, Cloaks/WC, Front Reception Room
- Rear Reception Room With Access To Rear Dining Extension
- Extended Kitchen With Central Island
- Playroom/Store (Former Garage)
- Landing Four Bedrooms Family Bathroom
- Driveway Providing Ample Car Standing , Attractive Rear Garden
- Viewing Recommended
- EPC Rating D & Council Tax Band C



## PROPERTY DESCRIPTION

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Extended traditional detached property in sought after location. Offering spacious accommodation particularly to the ground floor the property is a great family home. Comprising of entrance porch, entrance hall, cloaks/wc, front reception room with bay window and seat, rear reception with open access to the rear dining room extension with double doors leading out the rear garden. The kitchen is a real feature of the property and has been extended and fitted with a range off base and wall units, central island, side and rear elevation windows, velux ceiling windows and double doors leading out to the rear. The ground floor is completed by the playroom/store which has been converted from the original garage.

The first floor landing gives access to the four bedrooms, two being good size doubles, a single and a side extended single bedroom. There is also a family bathroom. Externally the property is set back from the road and has a good size driveway and front gravel display garden with raised pond and fence/hedge surround. The rear garden is a lovely space with patio, summer house, lawn area, veg borders, rear timber store and hedge/fence surround. Viewing is recommended to appreciate the size, style and flexibility of accommodation on offer. EPC rating is grade D and the council tax is band C.



## ROOM DESCRIPTIONS

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**Entrance Porch**

**Rear Garden**

**Entrance Hall**

**Cloaks/Wc**

**Front Reception Room**

12' 11" into rec x 13' 4" max into bay (3.94m x 4.06m)

**Rear Reception Room**

11' 1" x 11' 7" (3.38m x 3.53m) 11' 1" into rec x 11' 7" (3.38m x 3.53m)

**Dining Room**

13' 3" x 9' 4" (4.04m x 2.84m)

**Extended Kitchen**

15' 5" red to 12'7" x 18' 3" into rec (4.70m x 5.56m)

**Playroom/Store**

7' 4" x 14' 10" max (2.24m x 4.52m)

**Landing**

**Bedroom**

12' 0" to back of robes x 11' 6" (3.66m x 3.51m)

**Bedroom**

11' 7" into rec x 11' 5" (3.53m x 3.48m)

**Bedroom**

7' 4" x 14' 4" (2.24m x 4.37m)

**Bedroom**

7' 3" x 7' 0" (2.21m x 2.13m)

**Family Bathroom**

6' 9" x 8' 3" max (2.06m x 2.51m)

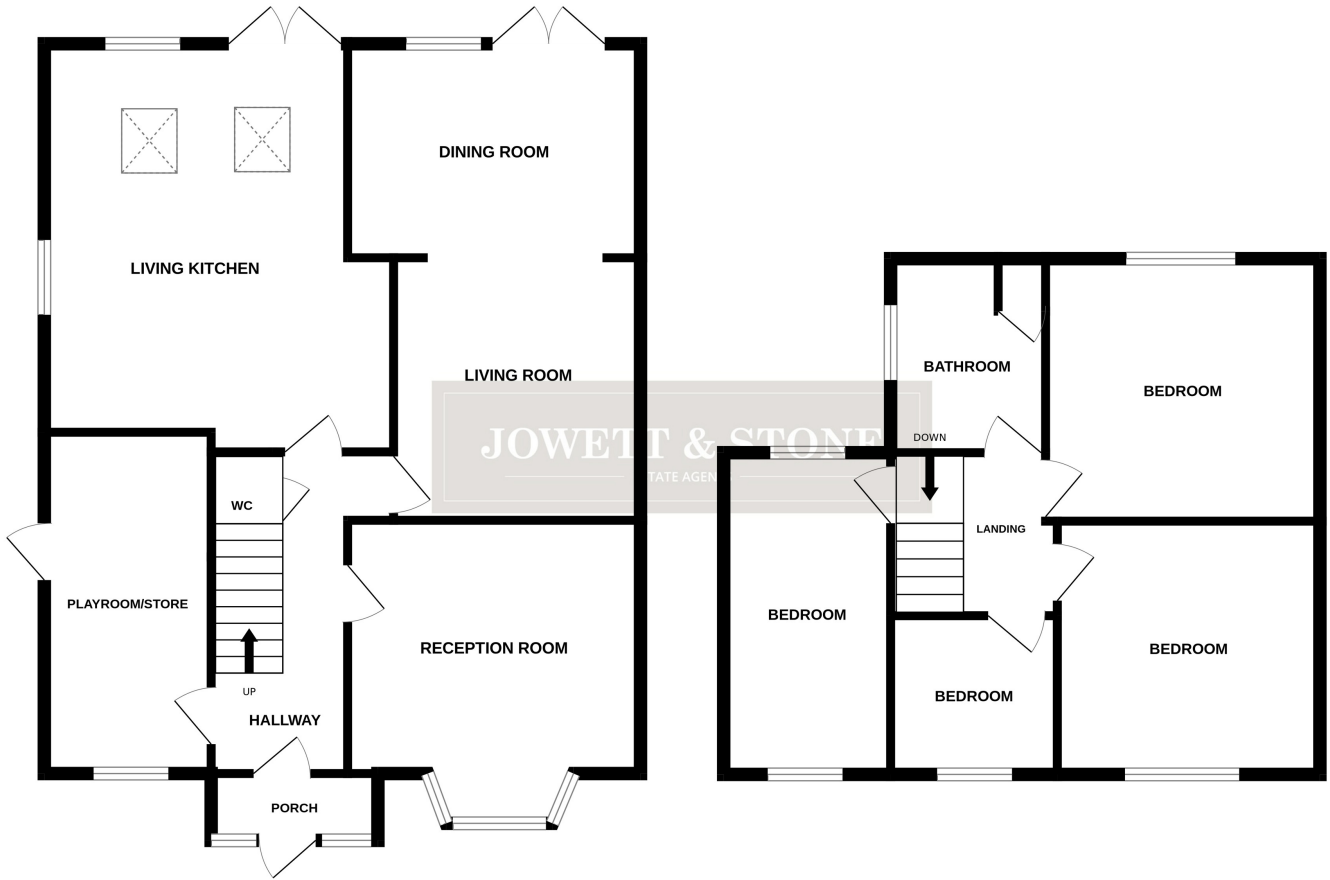
**External**



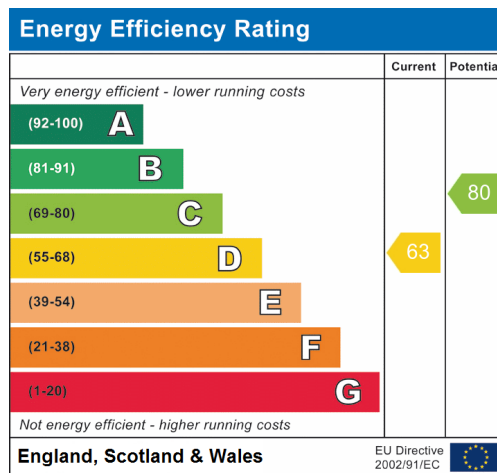
# FLOORPLAN & EPC

GROUND FLOOR

1ST FLOOR



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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