



2 Howard Road, Glen Parva, Leicester. LE2 9JG

- Well Maintained Extended Period Semi Detached Property
- Located In Highly Sought After Location, Many Original Period Features
- Entrance Hall, Front Reception, Extended Rear Reception Room
- Extended Breakfast Kitchen, Conservatory
- Landing, Four Bedrooms, Family Bathroom
- En Suite And Dressing Area to Master Bedroom
- Good Size Plot, Block Pave Driveway, Well Maintained Rear Garden
- Double Garage To The Rear
- Viewing Essential To Appreciate The Property And Location
- EPC Rating D & Council Tax Band D



PROPERTY DESCRIPTION

Well maintained extended period bay fronted semi detached property located close to the reputable Glenhills Primary School and Great Central Way with walks and access to Fosse Park, in one of the most sought after roads in Glen Parva. Offering lots of the original features as well as spacious flexible accommodation, a viewing comes highly recommended to appreciate the property and location of this lovely home. Sat on the corner of Howard Road and Glenville Avenue it is an enviable plot position and in brief comprises of good size feature entrance hall with original tile floor and stain glass windows to the side and front door. There is a front reception room with bay window and flame effect gas fire with surround, the rear reception room has been extended and offers a good living space which leads onto the rear conservatory with access out to the rear garden. The ground floor is completed by a lovely breakfast kitchen which is fitted with a range of base and wall units, concealed lighting, integrated appliances, tile flooring and has an attractive side bay window with shutters along with a side access door. To the first floor the landing gives access to four bedrooms and a traditional family bathroom. The master bedroom has been modified to incorporate a useful dressing area and en suite shower room. Externally the property has a block pave driveway to the front offering car standing, a side gate leads through to the attractive rear garden with feature patio, lawn, mature borders, potting shed and fence surround. To the bottom of the garden and accessed off Glenville Avenue is a detached double garage with electric up/over and side door to the garden. EPC rating is D and Council tax is band D.



ROOM DESCRIPTIONS

Entrance Hall

14' 4" x 8' 5" max (4.37m x 2.57m)

Front Reception Room

15' 3" into bay x 12' 11" into rec (4.65m x 3.94m)

Extended Rear Reception Room

22' 8" x 11' 4" max red to 10'2" (6.91m x 3.45m)

Conservatory

11' 4" x 9' 2" (3.45m x 2.79m)

Breakfast Kitchen

18' 3" x 10' 5" max into rec (5.56m x 3.17m)

Landing

Bedroom

15' 11" max into bay x 12' 11" to back of robes
(4.85m x 3.94m)

Dressing Area

En Suite Shower Room/Wc

Bedroom

12' 0" x 9' 2" (3.66m x 2.79m)

Bedroom

9' 3" x 8' 3" (2.82m x 2.51m)

Bedroom

8' 3" x 7' 5" (2.51m x 2.26m)

Family Bathroom

9' 4" x 5' 2" (2.84m x 1.57m)

External

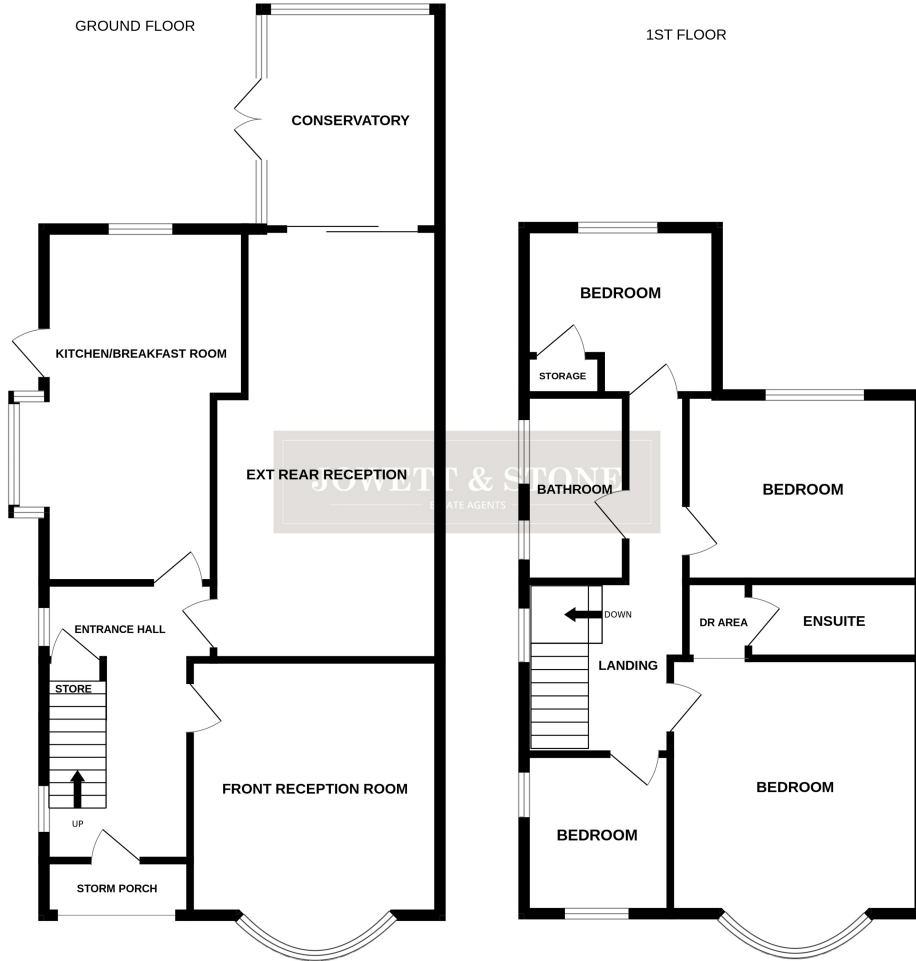
Double Garage

17' 9" x 16' 0" (5.41m x 4.88m)

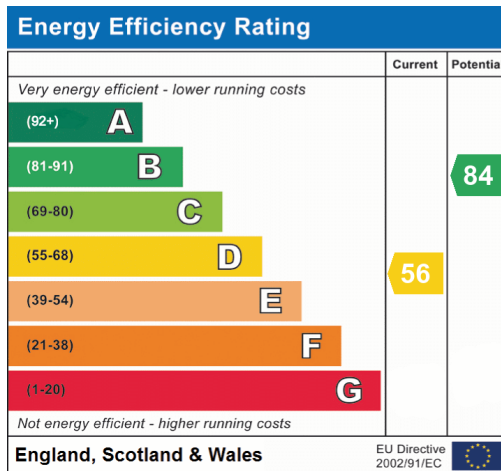
Rear Garden



FLOORPLAN & EPC



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