



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

- Extended Traditional Semi Detached Property
- Close to Glenhills Primary School & Great Central Way
- Entrance Hall, Utility/Store, Front Reception Room
- Rear Reception Room, Extended Feature Dining Kitchen, Cloaks/Wc
- Landing , Three Bedrooms, Family Bathroom
- Gas Fired Central Heating System, Double Glazing
- Driveway, Good Size Rear Garden
- Internal Viewing Essential To Appreciate Style And Layout
- EPC Rating E & Council Tax Band C



PROPERTY DESCRIPTION

Well presented extended semi detached located close to the reputable Glenhills Primary School and Great Central Way with countryside walks and access to Fosse Park, it is located on one of the most sought after roads in Glen Parva. Approached via a driveway providing off road parking, the front door leads into the welcoming entrance hall with tile flooring and access to the utility/store. To the front is a reception room with bay window. Located to the rear is an extended second reception with feature flame gas fire with surround and double doors leading out to the rear garden. The hub of the home however is the fabulous living dining kitchen fitted with a range of base and wall units and plentiful work space area. This is a perfect space for entertaining and gathering the family together. Located off the kitchen is also a useful downstairs cloaks/wc. The first floor landing gives access to the three bedrooms and a family bathroom fitted with feature suite including roll top bath and separate shower cubicle. Externally, the good size rear garden has a patio, extensive lawn along with a further top patio area and hedge/fence surround. An early viewing is essential to appreciate the size, style and layout of this attractive home. EPC rating is grade E, Council tax is band C.



ROOM DESCRIPTIONS

Entrance Hall

Utility/Store

12' 1" x 4' 6" (3.68m x 1.37m)

Front Reception Room

14' 3" max into bay x 11' 5" into rec (4.34m x 3.48m)

Rear Reception Room

14' 10" x 11' 4" into rec (4.52m x 3.45m)

Feature Dining Kitchen

23' 7" into rec x 12' 1" max (7.19m x 3.68m)

Cloaks/Wc

Landing

Bedroom

12' 1" x 11' 4" to back of robes (3.68m x 3.45m)

Bedroom

11' 7" x 9' 3" plus ent area (3.53m x 2.82m)

Bedroom

8' 11" to back of robes x 7' 4" (2.72m x 2.24m)

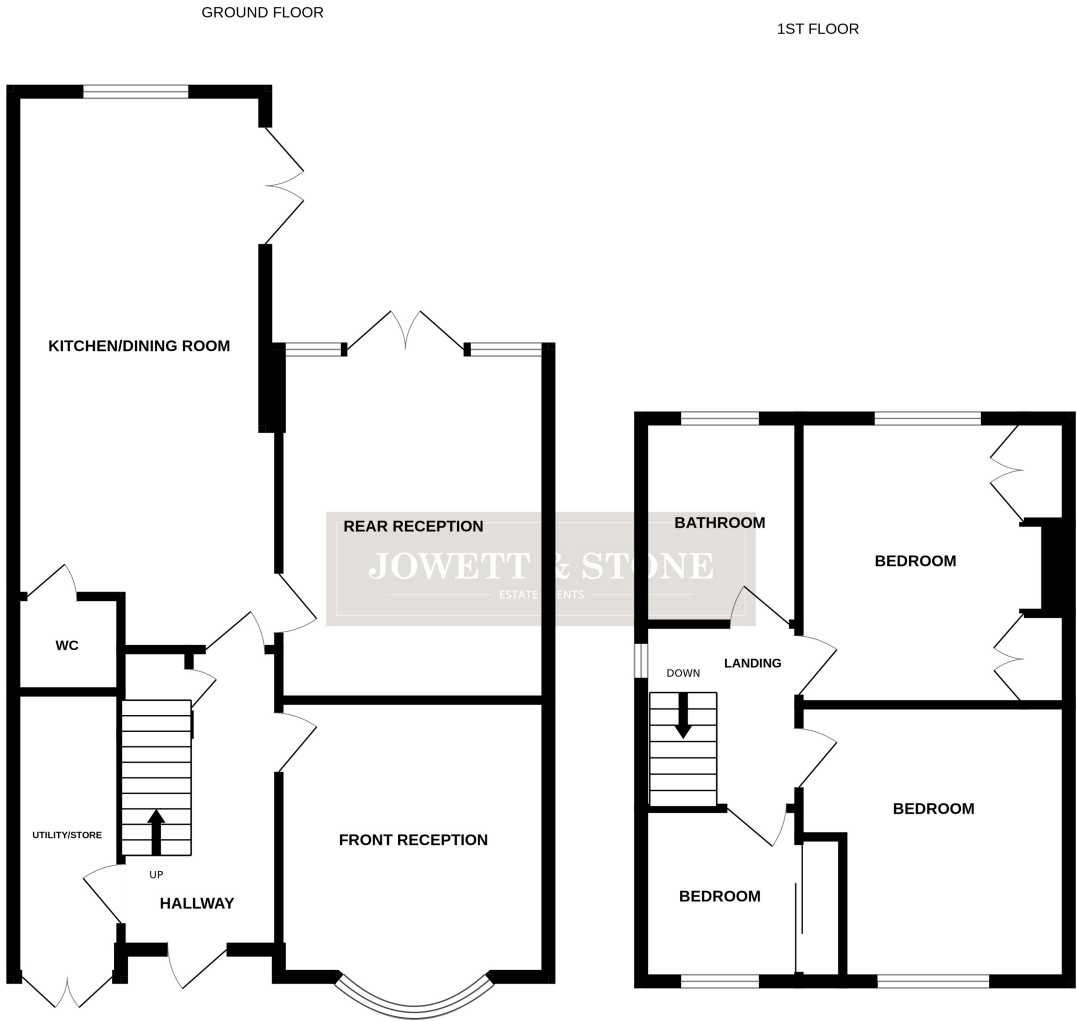
Family Bathroom

8' 8" x 6' 4" (2.64m x 1.93m)

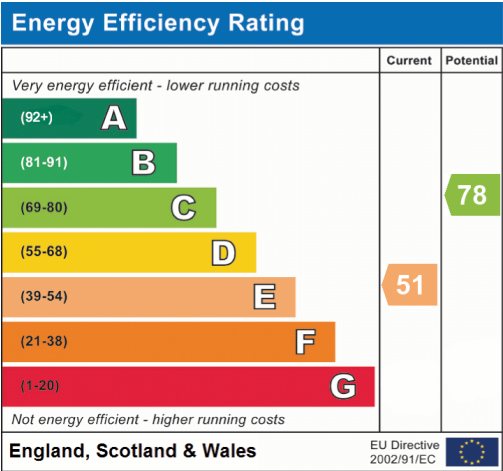
External

Rear Garden





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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