



## 4 Edward Drive, Glen Parva, Leicester. LE2 9UR

- Extended Three Bedroom Semi Detached Property
- Ent Area, Living Room, Breakfast Kitchen, Dining/Reception Room
- Landing , Three Bedrooms, Family Bathroom
- Driveway Providing Car Standing, Rear Garden
- Gas Fired Central Heating System, Double Glazing, x2 Solar Panels For Hot Water
- EPC Rating C & Council Tax Band C
- Early Internal Viewing Highly Recommended





## PROPERTY DESCRIPTION

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Extended semi detached property in a sought after location in Glen Parva. The extension to the side and rear offers a spacious feel to this modern semi detached and an internal viewing is highly recommended to appreciate. The property comprises of entrance area, front lounge leading through to the rear extended breakfast kitchen fitted with a range of base and wall units and having access out to the rear garden and also the side reception/dining room which also benefits front a front entrance door. To the first floor the landing leads to three generous bedrooms and a family bathroom with white suite and separate shower cubicle. The property further benefits from gas fired central heating system and double glazing, as well as two owned solar panels servicing the hot water. Externally to the front of the property there is a block pave driveway providing ample car standing, the rear garden has been designed for ease of maintenance with feature patio, decking area and faux lawn with a fenced surround. The property further benefits from overlooking a green area to the front. EPC rating is C and Council tax is C.



## ROOM DESCRIPTIONS

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### Entrance Area

#### Lounge

15' 4" x 12' 5" max downstairs (4.67m x 3.78m)

#### Breakfast Kitchen

16' 6" max x 12' 3" red to 10'9" (5.03m x 3.73m)

#### Dining/Reception Room

13' 1" x 7' 11" (3.99m x 2.41m)

#### Landing

#### Bedroom

12' 4" max into rec x 12' 5" (3.76m x 3.78m)

#### Bedroom

12' 4" x 8' 6" (3.76m x 2.59m)

#### Bedroom

8' 9" x 7' 11" (2.67m x 2.41m)

#### Family Bathroom

7' 11" x 6' 1" plus rec (2.41m x 1.85m)

#### External

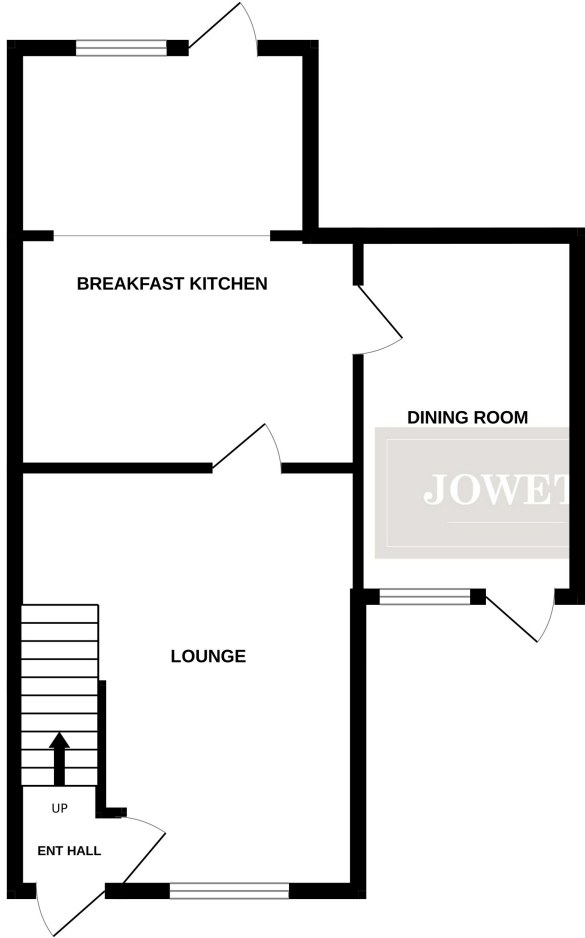
#### Rear Garden





# FLOORPLAN & EPC

GROUND FLOOR  
473 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR  
434 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 908 sq.ft. (84.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>	<b>69</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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