



60 Westdale Avenue, Glen Parva, Leicester. LE2 9JP

- Extended Spacious Four Bedroom Home
- Ent Porch, Ent Hall, Lounge, Refitted Breakfast Kitchen
- Ground Floor Bathroom, Wc, Utility Lobby, Garden Room
- Landing, Large Master Bedroom, Two Double Bedrooms, Study/Nursery
- Driveway, Good Size Garage Space, Rear Garden
- Internal Viewing Essential To Appreciate Size And Layout
- EPC Rating C & Council Tax Band C



PROPERTY DESCRIPTION

Extended spacious home located close to the reputable Glenhills Primary School and Great Central Way with countryside walks and access to Fosse Park, in this sought after part of Glen Parva. The property offers good size, flexible accommodation and an internal viewing is recommended to appreciate the size and layout. Briefly comprising of entrance porch, entrance hall, front living room with bay window, to the rear is a newly refitted breakfast kitchen with a range of base and wall units, integrated fridge/freezer and oven/hob and extractor, under stairs store. Located off the kitchen is a ground floor bathroom in need of replacement. Also off the kitchen is a wc, and side utility/lobby which in turn gives access to the garage and also a rear garden room. To the first floor the landing give access to the large extended master bedroom with fitted robe, dressing area and en suite bathroom. There are two further double bedrooms and a smaller study/nursery. The property has also recently had a new gas fired central heating system installed. Externally to the front is a slab driveway giving access to the generous garage. There is a rear garden with patio area and currently overgrown rear part. EPC rating is grade C, Council tax is band C.



ROOM DESCRIPTIONS

Entrance Porch

Entrance Hall

Living Room

14' 6" max into bay x 10' 11" (4.42m x 3.33m)

Breakfast Kitchen

17' 5" x 8' 11" extending to 12'1" (5.31m x 2.72m)

Ground Floor Bathroom

8' 4" x 4' 10" (2.54m x 1.47m)

Wc

Utility Lobby

12' 8" x 7' 2" (3.86m x 2.18m)

Garden Room

7' 9" x 5' 10" (2.36m x 1.78m)

Landing

Master Bedroom

18' 7" extending to 28'9" into dressing area x 10' 8" (5.66m x 3.25m)

En Suite Bathroom

10' 0" x 5' 11" (3.05m x 1.80m)

Bedroom

13' 7" x 9' 11" (4.14m x 3.02m)

Bedroom

11' 1" x 9' 11" (3.38m x 3.02m)

Study/Nursery

8' 0" red to 5'0" x 7' 2" (2.44m x 2.18m)

External

Garage

20' 7" plus rear entry area x 10' 11" (6.27m x 3.33m)

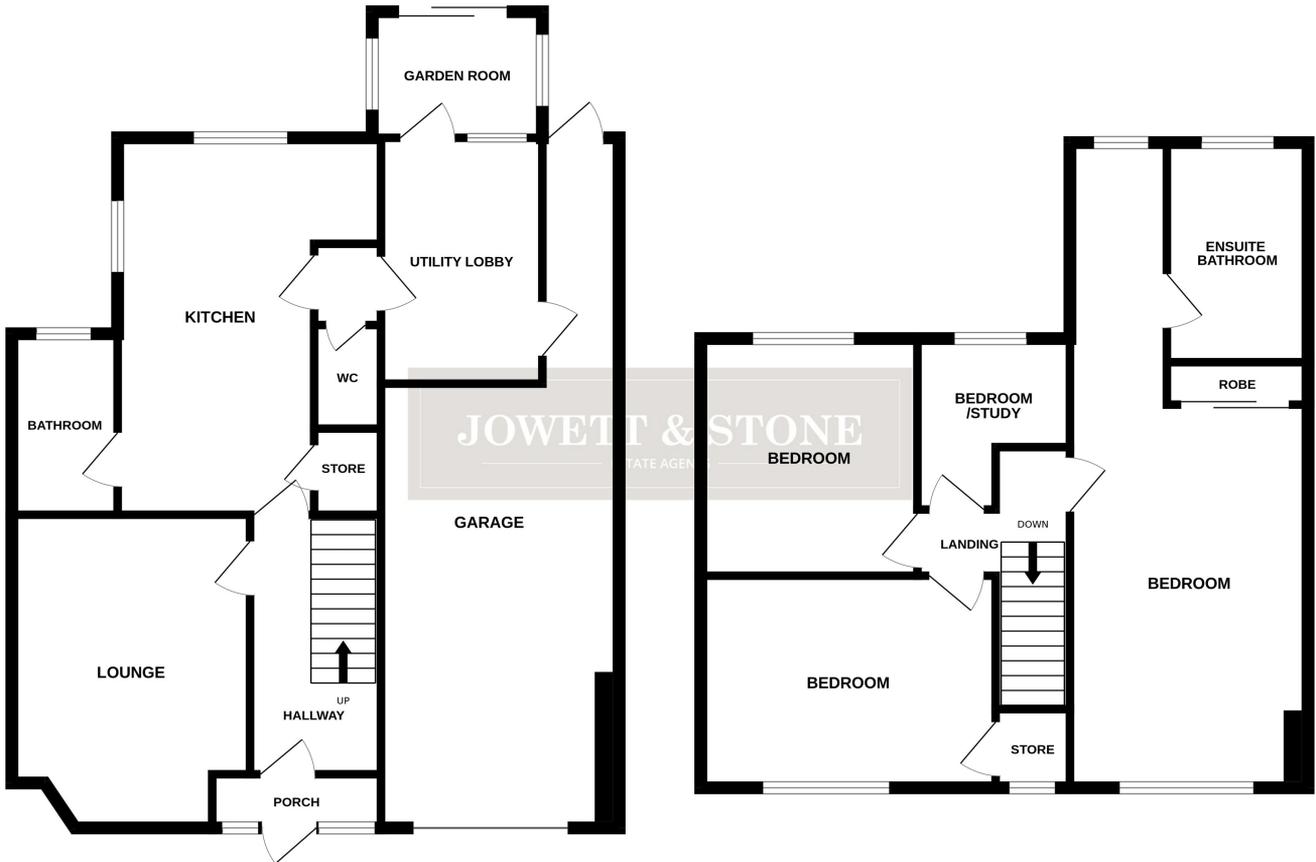
Rear Garden



FLOORPLAN & EPC

GROUND FLOOR
878 sq.ft. (81.5 sq.m.) approx.

1ST FLOOR
673 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA : 1550 sq.ft. (144.0 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+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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