



10 West View Avenue, Glen Parva, Leicester. LE2 9JT

- Traditional Bay Fronted Extended Semi Detached Home
- Sought After Location Close To Glenhills Primary School And Great Central Way
- Entrance Hall, Cloakroom/WC, 23ft Living/Dining Room
- Extended Kitchen, Conservatory/Garden Room
- Landing , Three Bedrooms, Family Bathroom
- Gas Fired Central Heating System, Double Glazing
- Driveway, Brick Store, Good Size Rear Garden
- Viewing Highly Recommended to Appreciate



PROPERTY DESCRIPTION

Well presented extended bay fronted semi detached property located close to the reputable Glenhills Primary School and Great Central Way with countryside walks and access to Fosse Park and the M1/M69 motorway network, it would make an ideal professional or family home. In brief the property comprises of a welcoming entrance hall with understairs storage and useful downstairs cloaks/wc. There is a 23ft open living/dining reception room with front bay window, feature log burner and double doors leading through to the conservatory/garden room which in turn has side double doors leading out to the rear garden. The ground floor is completed to the rear with an extended kitchen fitted with a range of base and wall units and with a side access door. The first floor landing gives access to the three bedrooms (two good size doubles with cast iron fire surrounds and further single bedroom to the front) and a family bathroom. Externally to the front is a gravel and block pave driveway leading to the useful store/small bike garage with double doors, sink, boiler and rear access door. The good size rear garden has a social patio area, generous lawn with a hedge/fence surround. An early viewing is essential to appreciate the size, style and layout of this attractive home. EPC rating is grade D, Council tax is band C.



ROOM DESCRIPTIONS

Entrance Hall

Cloaks/Wc

Living/Dining Room

23' 6" plus bay x 10' 9" into rec (7.16m x 3.28m)

Conservatory

12' 2" x 8' 9" (3.71m x 2.67m)

Kitchen

11' 9" x 10' 0" (3.58m x 3.05m)

Landing

Bedroom

13' 7" into bay x 10' 6" into rec (4.14m x 3.20m)

Bedroom

11' 2" x 10' 6" into rec (3.40m x 3.20m)

Bedroom

8' 1" x 6' 6" (2.46m x 1.98m)

Family Bathroom

6' 5" x 6' 2" (1.96m x 1.88m)

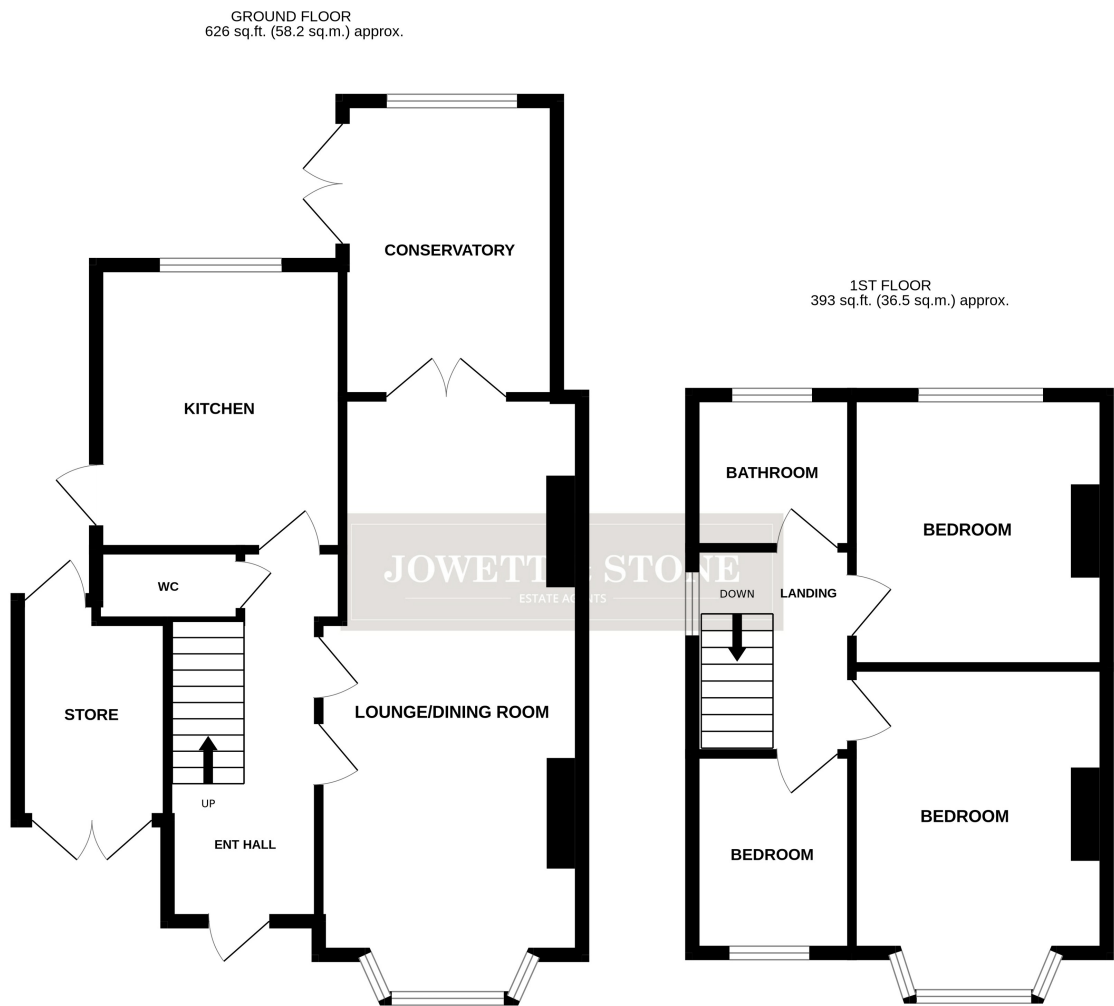
External

Store

9' 2" max x 6' 2" (2.79m x 1.88m)

Rear Garden

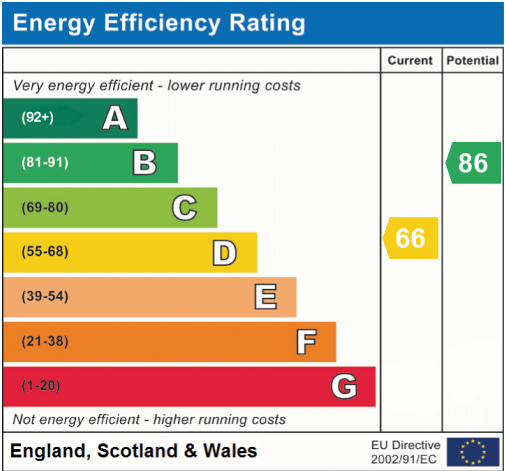




TOTAL FLOOR AREA : 1020 sq.ft. (94.7 sq.m.) approx.

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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