



144 Little Glen Road, Glen Parva, Leicester. LE2 9TT

- Beautifully Presented Bay Fronted Detached Home
- Good Size Modern Accommodation Throughout
- Stunning Feature Rear Living Kitchen Extension Presented To a High Standard With Lantern & Bifold Doors
- Ent Hall, 26ft Lounge With Log Burner
- Office/Playroom & Downstairs WC
- Landing Four Bedrooms Family Bathroom & En Suite
- Large Driveway & Rear Garden
- Early Viewing Essential To Appreciate The Size, Style And Layout Of This Lovely Home
- EPC Rating Awaited & Council Tax Band C



PROPERTY DESCRIPTION

A beautifully presented 4 bedroom detached family home, on this sought after road in Glen Parva. Boasting spacious and modern accommodation throughout. This stand out property is a must view to appreciate the style, size and layout. In brief the property comprises of entrance hall, 26ft front lounge with bay window & log burner, office/playroom & WC. The stunning rear feature living kitchen is the heart of the home, fitted with a range of base and wall units, central island with seating and storage under, integrated double oven, 5 ring induction hob, dish washer & fridge freezer. The Velux, lantern & bifold doors flood the space with natural light and the bi fold doors lead to the patio and rear garden. To the first floor the landing gives access to four bedrooms, one of which benefits from en-suite shower room & the family bathroom. Further benefitting from gas fired central heating system and double glazing. Externally to the front of the property is block paved driveway with off road parking for several vehicles & gated side access. The rear garden is mainly laid to lawn with patio area, raised beds & fence surround. EPC rated awaited, Council tax band C.



ROOM DESCRIPTIONS

Ent Hall

21' 3" x 6' 10" (6.48m x 2.08m)

Lounge

26' 5" into bay x 11' 11" (8.05m x 3.63m)

Office/Playroom

16' 8" x 8' 2" max (5.08m x 2.49m)

Kitchen

21' 9" max x 15' 7" (6.63m x 4.75m)

Family Room

15' 7" x 11' 10" (4.75m x 3.61m)

WC

8' 5" x 4' 1" (2.57m x 1.24m)

Landing

Bedroom

15' 3" into bay x 11' 11" (4.65m x 3.63m)

Bedroom

11' 1" x 9' 8" (3.38m x 2.95m)

Ensuite

Bedroom

13' 10" max x 8' 5" (4.22m x 2.57m)

Bedroom

9' 8" max x 7' 5" (2.95m x 2.26m)

Family Bathroom

External

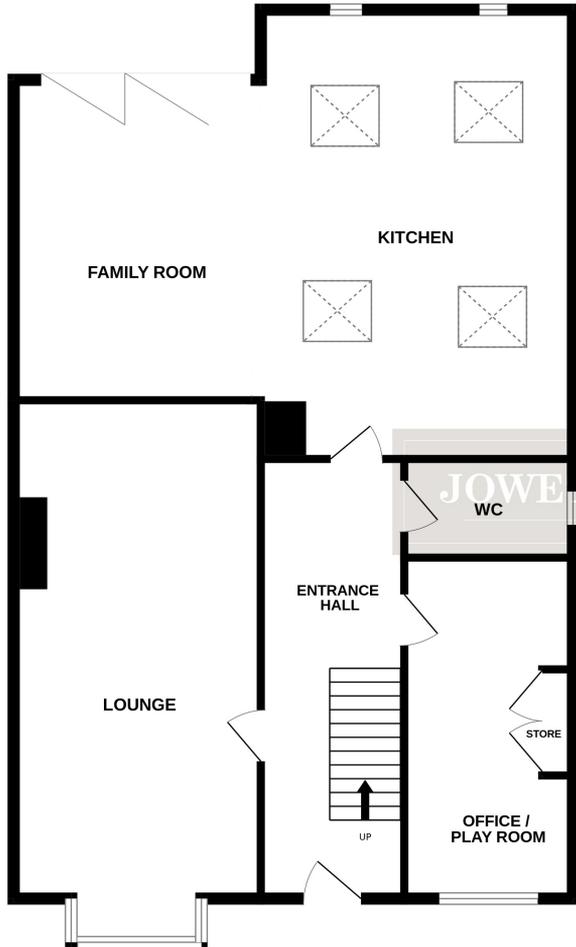
Driveway

Rear Garden

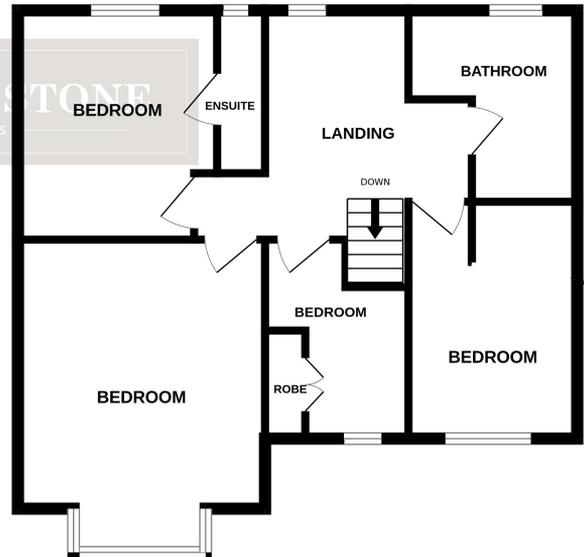


FLOORPLAN

GROUND FLOOR
1129 sq.ft. (104.9 sq.m.) approx.



1ST FLOOR
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 1746 sq.ft. (162.2 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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