



Leicester Road, Glen Parva, Leicester. LE2 9HJ

- Four Bedroom New Build Detached Home
- Impressive Plot Position Set Back From Leicester Road In Glen Parva
- Ent Hall, Cloaks/Wc, Front Lounge With Bay Window
- Feature 20ft Living/Dining/Kitchen With Bi Folds To Rear, Utility
- Landing, Three Bedrooms, Walk In Robe, En Suite To Principal Bedroom, Family Bathroom
- Second Floor Landing/Study Area, Bedroom, Dressing Room, En Suite
- Air Source Heat Pump System, UnderFloor Heating Throughout
- Shared Driveway Leading To Car Standing, Good Size Rear Garden
- Viewing Essential To Appreciate
- EPC B & Council tax band awaited



PROPERTY DESCRIPTION

Impressive new build four bedroom detached property on a great plot position set back from Leicester Road in Glen Parva. Set out over three floors its offers sizeable and flexible accommodation throughout and would make a great family or professional home. In brief the property comprises of a generous entrance hall, cloaks/wc, store, front lounge with bay window and log burner, feature rear 20ft living/dining/kitchen with bi folds to the rear, superb kitchen with island, Bosch oven/induction hob, integrated wine fridge, dishwasher, fridge freezer and bin store, there is also a useful utility room. To the first floor the landing leads to three good size bedrooms and a family bathroom. The front principal bedroom benefits from an en suite shower room/wc whilst the rear bedroom has a walk in wardrobe. To the second floor is a landing/study area with access to eaves storage. The bedroom has a rear dormer window and a large walk in dressing room as well as a further en suite shower room. The property further benefits from air source heat pump and underfloor heating throughout. Externally to the front there is a large shared driveway leading to a drive providing car standing. The generous rear garden has been laid to lawn with a social patio area and fence surround. Viewing comes highly recommended to appreciate the style, layout and location. EPC and Council tax band awaited.



ROOM DESCRIPTIONS

Entrance Hall

Cloaks/Wc

Store

Lounge

14' 4" plus bay x 11' 8" max (4.37m x 3.56m)

Living/Dining/Kitchen

20' 3" red to 12'1" x 19' 2" (6.17m x 5.84m)

Utility Room

6' 9" x 4' 11" (2.06m x 1.50m)

First Floor Landing

Principal Bedroom

13' 4" x 13' 1" max (4.06m x 3.99m)

En Suite Shower Room/Wc

7' 5" x 5' 9" (2.26m x 1.75m)

Bedroom

11' 10" plus ent area x 10' 3" (3.61m x 3.12m)

Walk In Wardrobe

6' 4" x 4' 5" (1.93m x 1.35m)

Bedroom

12' 2" x 8' 6" (3.71m x 2.59m)

Family Bathroom

8' 5" x 6' 0" (2.57m x 1.83m)

Second Floor Landing/Study Area

Bedroom

12' 8" max x 11' 1" plus bay (3.86m x 3.38m)

Dressing Room

10' 11" x 6' 2" (3.33m x 1.88m)

En Suite Shower Room/Wc

9' 2" x 4' 5" (2.79m x 1.35m)

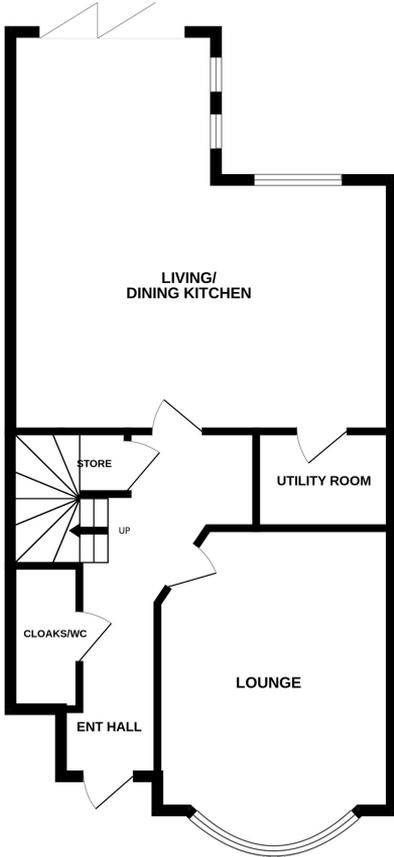
External

Rear Garden

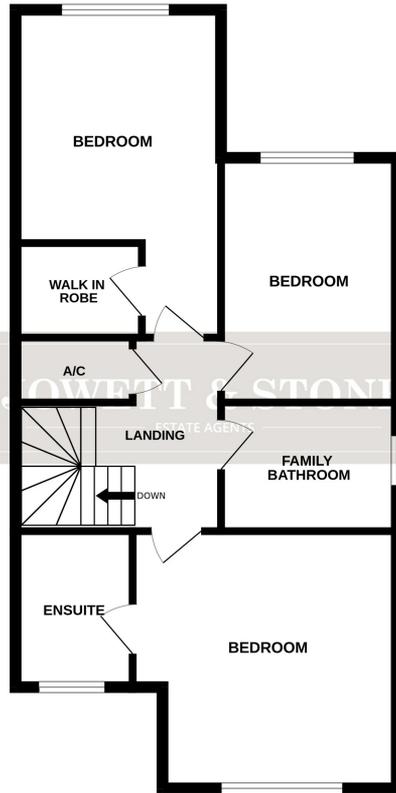


FLOORPLAN & EPC

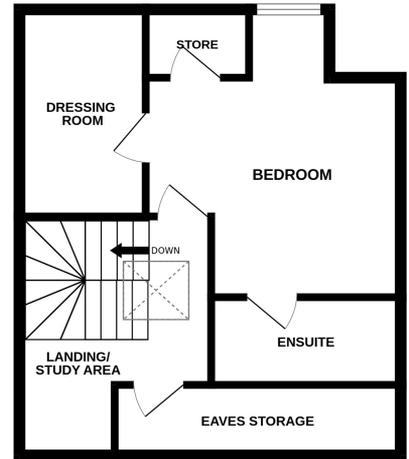
GROUND FLOOR
679 sq.ft. (63.1 sq.m.) approx.



1ST FLOOR
651 sq.ft. (60.5 sq.m.) approx.



2ND FLOOR
420 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 1751 sq.ft. (162.6 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	85	89
(69-80)	C		
(55-68)	D		
(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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