



92 Navigation Drive, Glen Parva, Leicester. LE2 9TB

- Fantastic Extended Five Bedroom Family Detached
- Popular Development Close To Grand Union Canal
- Stunning Feature Living/Garden Room Extension To The Rear
- Ent Hall, Cloaks/Wc, Refitted Modern Kitchen, Utility Room
- Front Reception Room, Dining Area
- First Floor Landing, Three Bedrooms, Two En Suites, Family Bathroom
- Second Floor, Two Bedrooms, Further En Suite
- Ample Car Standing, Tandem Garage
- Attractive Landscaped Social Rear Garden Area
- Viewing Essential To Appreciate Size, Style And Layout Of Accommodation
- EPC Rating C & Council Tax Band E



PROPERTY DESCRIPTION

Fantastic extended five bedroom three storey detached property located on this sought after development close to the Grand Union Canal. An ideal family home with generous accommodation throughout and a stunning rear extension, internal viewing is highly recommended to appreciate the size, location and layout of this lovely home. The property comprises of entrance hall, cloaks/wc, front reception currently used as dining area, refitted feature kitchen with a central island and a range of base and wall units with integrated appliances, there is also a side utility lobby with access door, also located off the kitchen is the original dining area which provides open access to the rear living/garden room extension which is a fantastic entertaining space bringing the outside in, with bi fold doors to both side and rear, ceiling velux style window and corner log burner. To the first floor the landing leads to three bedrooms, two having en suites, and an impressive family bathroom. To the second floor the landing leads to two further generous bedrooms, one with a further en suite shower room. The property further benefits from gas fired central heating and double glazing. Externally to the front is a shared access driveway, and drive providing car standing and access the tandem garage. The rear garden has been landscaped with feature patio, lawn and seating areas with fenced surround. EPC rating C and Council tax is band E.



ROOM DESCRIPTIONS

Entrance Hall

Cloaks/Wc

Kitchen

14' 10" x 10' 11" ext to 21'10 into dining area
(4.52m x 3.33m)

Utility Lobby

7' 3" x 4' 7" (2.21m x 1.40m)

Front Reception Room

17' 11" x 10' 3" (5.46m x 3.12m)

Dining Are

10' 3" x 8' 6" (3.12m x 2.59m)

Living/Garden Room

14' 5" x 12' 6" (4.39m x 3.81m)

First Floor

Bedroom

18' 3" max into rec x 10' 4" (5.56m x 3.15m)

En Suite Shower Room/Wc

Bedroom

10' 7" to front of robe x 8' 10" max (3.23m x 2.69m)

En Suite Shower Room

Bedroom

8' 2" x 7' 6" back of robe (2.49m x 2.29m)

Family Bathroom

12' 5" x 5' 8" max (3.78m x 1.73m)

Second Floor

Bedroom

16' 7" to front of robe x 10' 6" (5.05m x 3.20m)

En Suite Shower Room/Wc

Bedroom

20' 0" x 7' 10" (6.10m x 2.39m)

External

Tandem Garage

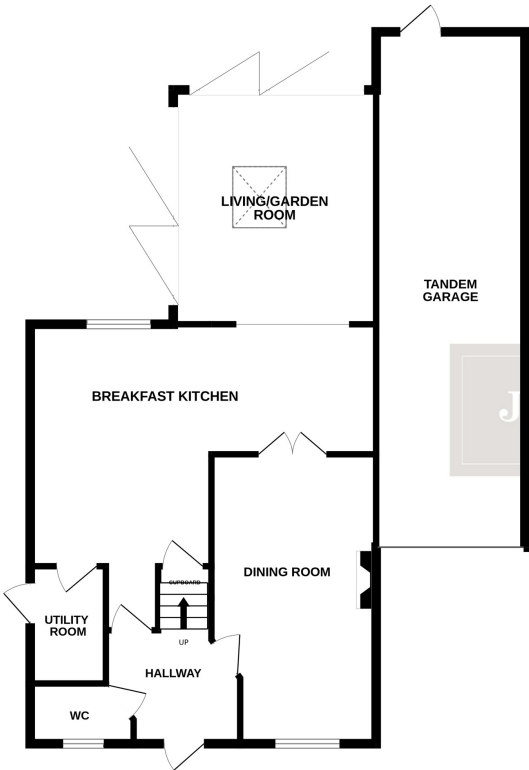
31' 9" x 9' 2" max (9.68m x 2.79m)

Rear Garden

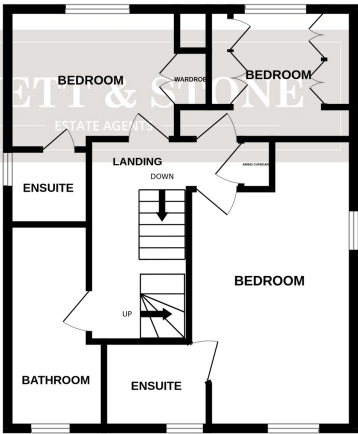


FLOORPLAN & EPC

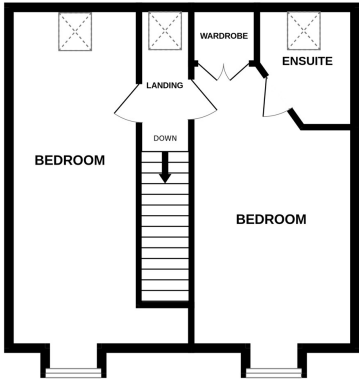
GROUND FLOOR
1017 sq.ft. (94.5 sq.m.) approx.



1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.

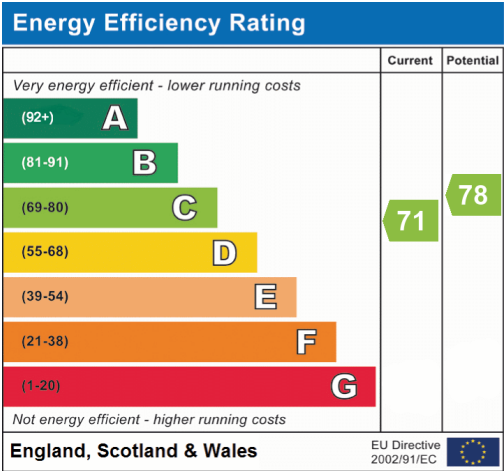


2ND FLOOR
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 2024 sq.ft. (188.1 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.
Made with Metropix ©2025



Blaby
11, Leicester Road, Blaby, LE8 4GR
0116 2789624
blaby@jowettandstone.co.uk