



ESTATE AGENTS
JOWETT & STONE



10 Glenville Avenue, Glen Parva, Leicester LE2 9JF

£550,000 - Freehold



Property Summary

Superb extended family detached home on this sought after tree lined avenue in Glen Parva. Offering spacious and modern accommodation throughout an internal viewing is considered essential to appreciate the open plan feel and layout of this lovely property. Comprising of entrance hall with access to a downstairs shower room/wc, front study/playroom, large thru lounge with front elevation bay window and feature log burner fireplace. The ground floor is completed by the feature family dining kitchen which has been extended across the rear of the property and makes a fantastic entertaining space with velux style windows and bi fold doors leading to the rear garden. The Kitchen is fitted with a range of base and wall units and integrated appliances and also has a useful utility store housing the boiler and further plumbing for appliances. To the first floor the landing gives access to the four bedrooms and the family bathroom. Bedrooms one and two both have dual aspect windows and fitted storage, whilst bedrooms three and four share a Jack and Jill en suite shower room/wc. Externally the property sits on a great plot with front driveway providing ample car standing and giving access to the large double garage with electric up/over door. The rear garden has an expansive block pave patio area with large lawn and raised border to the rear. EPC rating is E and Council tax is band D.

Features

- Four Bedroom Extended Detached Family Home
- Great Plot And Position On Sought After Avenue Location
- Entrance Hall Downstairs Shower Room/Wc Good Size Living Room
- Study/Office Feature Family Dining Kitchen With Bi Folds to Rear
- Landing Four Bedrooms Family Bathroom
- En Suite Jack and Jill Bathroom to Bedroom Three/Four
- Driveway, Large Double Garage, Great Size Rear Garden
- Internal Viewing Essential To Appreciate Size Style And Layout
- EPC Rating E & Council Tax Band D



Room Descriptions

Entrance Hall

Ground Floor Shower Room/Wc
10' 6" x 3' 8" (3.20m x 1.12m)

Study/Playroom
6' 11" x 13' 4" (2.11m x 4.06m)

Living Room
11' 10" into rec x 24' 6" plus bay (3.61m x 7.47m)

Family Dining Kitchen
26' 9" max x 19' 9" red to 10'10" (8.15m x 6.02m)

Utility Store
4' 3" x 4' 2" (1.30m x 1.27m)

Landing

Bedroom
11' 9" max into rec x 11' 10" (3.58m x 3.61m)

Bedroom
11' 9" max into rec x 10' 11" (3.58m x 3.33m)

Bedroom
14' 10" x 7' 4" (4.52m x 2.24m)

Bedroom
6' 11" max red to 5'0" x 12' 10" (2.11m x 3.91m)

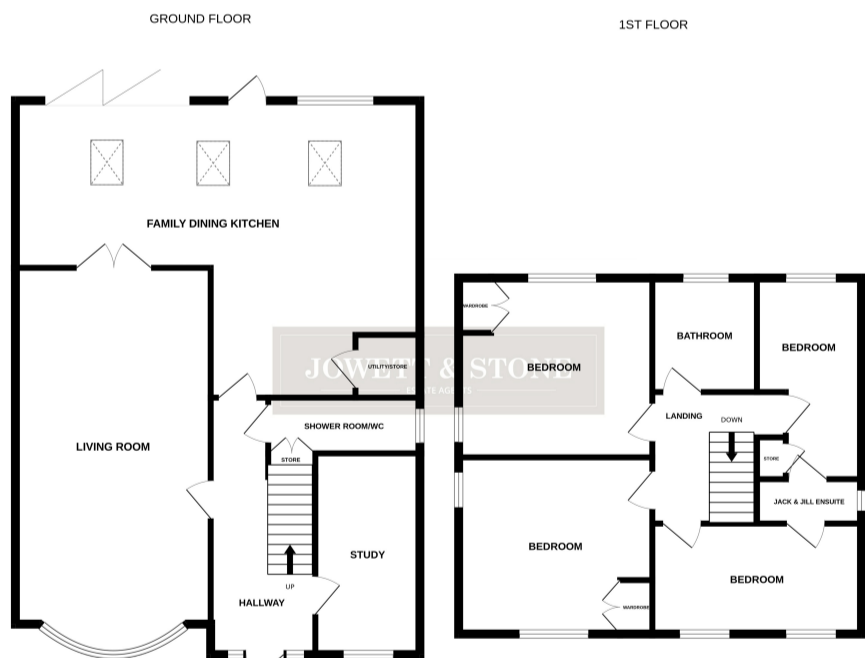
Jack and Jill En Suite Shower/Wc
6' 11" x 2' 5" (2.11m x 0.74m)

Family Bathroom
6' 9" x 7' 7" (2.06m x 2.31m)

External

Large Double Garage
15' 0" x 31' 2" max (4.57m x 9.50m)

Rear Garden



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			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC