



14 Woodbank, Glen Parva, Leicester. LE2 9QP

- Spacious Detached Family Home In Cul De Sac Location
- Offering Over 2,000sq ft Of Accommodation
- Feature Entrance, Cloaks/Wc, Utility, Living Room, Dining Room
- Side Reception Room, Conservatory, Breakfast Kitchen
- Landing, Gallery/Study, Four Bedrooms, Family Shower Room/Wc
- Master Bedroom Benefiting From Dressing Area, En suite Shower/wc
- Ample Car Standing On Driveway, Garage
- Attractive Enclosed Rear Garden Area
- Internal Viewing Essential To Appreciate Size And Layout
- EPC Rating C & Council Tax Band F



PROPERTY DESCRIPTION

Superb spacious detached family home offering over 2,000sq ft of living accommodation. Located at the head of a cul de sac in the sought after location of Glen Parva. An internal viewing is considered essential to appreciate the size and style of the accommodation on offer. The property comprises of a fantastic entrance area with feature flooring, cloaks/wc and good size utility lobby with doors leading out to the rear. The open plan lounge is central to the property with feature fireplace, open access to the dining area and staircase leading to the first floor accommodation. Located off the lounge is a side reception room with sliding patio doors to the garden, there is a rear conservatory also off the lounge and the ground floor is completed by the 19ft breakfast kitchen fitted with a range of attractive base and wall units with fitted appliances. To the first floor the 26ft landing leads to the four bedrooms, family shower room/wc and also gallery/study overlooking the entrance area. The master bedroom also benefits from a dressing room which in turn leads onto a en suite shower room. The property further benefits from gas fired central heating system and double glazing. Externally to the front of the property is a shared drive leading to the driveway providing car standing and giving access to the garage. The rear garden is mainly laid to lawn with mature borders and trees and fence surround. EPC rating is C and Council tax is band F.



ROOM DESCRIPTIONS

Entrance

11' 10" x 8' 4" (3.61m x 2.54m)

Cloaks/Wc

Utility Room

12' 2" red to 7'5" x 11' 0" max (3.71m x 3.35m)

Lounge Area

19' 0" x 13' 2" (5.79m x 4.01m)

Dining Area

19' 0" x 10' 0" (5.79m x 3.05m)

Side Reception Room

18' 10" x 13' 0" max into bay area (5.74m x 3.96m)

Conservatory

10' 9" x 10' 2" max (3.28m x 3.10m)

Breakfast Kitchen

19' 0" x 8' 4" (5.79m x 2.54m)

Landing

26' 1" x 6' 6" (7.95m x 1.98m)

Feature Gallery/Study

11' 10" x 8' 6" (3.61m x 2.59m) Floor Area

Bedroom

18' 10" x 13' 1" into bay area (5.74m x 3.99m)

Dressing Room

7' 6" to back of robes x 6' 1" (2.29m x 1.85m)

En Suite Shower Room

Bedroom

12' 3" x 12' 0" to front of robes (3.73m x 3.66m)

Bedroom

12' 3" into ent x 9' 2" (3.73m x 2.79m)

Bedroom

12' 3" x 7' 9" (3.73m x 2.36m)

Family Shower Room/Wc

External

Garage

17' 2" x 15' 4" max (5.23m x 4.67m)

Rear Garden

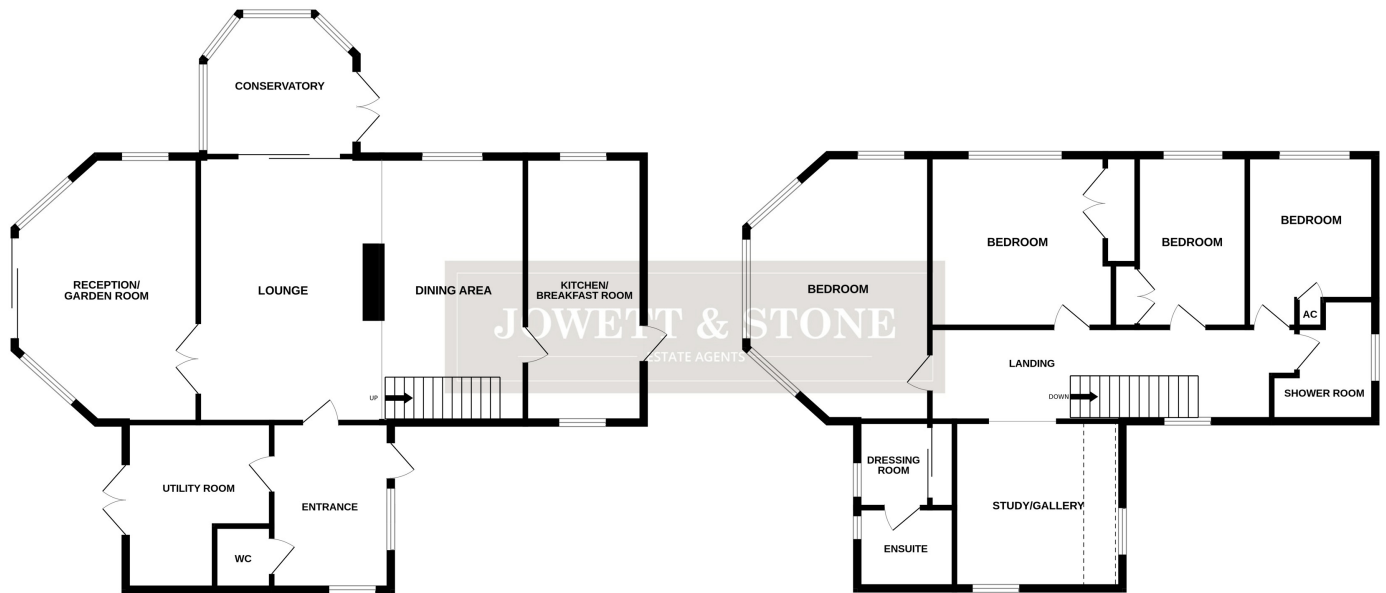


FLOORPLAN

JOWETT & STONE
ESTATE AGENTS

GROUND FLOOR
1122 sq.ft. (104.3 sq.m.) approx.

1ST FLOOR
1028 sq.ft. (95.5 sq.m.) approx.



TOTAL FLOOR AREA : 2150 sq.ft. (199.7 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.
Made with Metropix ©2024

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