



73 Leicester Road, Glen Parva, Leicester. LE2 9HJ

- Four Double Bedroom Detached Chalet Style Bungalow
- Corner Plot Position With Front and Rear Gardens, Double Garage To Rear
- Ent Hall, Lounge, Dining Room, Refitted Kitchen, Breakfast Area
- Two Double Bedrooms, Family Bathroom To Ground Floor
- Two Further Double Bedrooms To The First Floor With En Suite and Shower Room/Wc
- Gas Fired Central Heating System, Double Glazing
- Internal Viewing Essential To Appreciate Size, Style And Layout
- Offered With No Onward Chain
- EPC Rating D & Council Tax Band E



PROPERTY DESCRIPTION

Spacious four double bedroom chalet style detached bungalow sat on a generous corner plot position. Offering generously proportioned accommodation throughout the property would make a fantastic family home. The property briefly comprises of entrance area, large central hallway with access to the principal rooms and open access to the dining room with stairs leading to the first floor. To the front is a lounge with bay window and open fireplace. To the rear of the property is a recently refitted kitchen with a range of base and wall units, central island, feature tile flooring and access to the breakfast/garden room with double doors leading out to the rear. The ground floor is completed by two double bedrooms and a family bathroom with suite including claw/bath. To the first floor the landing gives access to two further large bedrooms and a family shower room/wc. The front bedroom also has the benefit of an en suite shower room/wc. The property further benefits from gas fired central heating system and double glazing. Externally the property sits on the corner of Leicester Road and Hillsborough Road and has a front garden with block pathway, lawn with borders and fence/hedge surround. The access leads around to the side and rear of the property with generous block patio, lawn with borders and fence and wall surround. To the rear of the garden and accessed from Hillsborough Road is a modern detached double garage with electric door and privacy door to the rear garden. In front of the garage is a block driveway providing ample car standing. Due to the individual nature of this property an internal viewing is considered essential to appreciate the size, style and layout. Offered with no onward chain. EPC rating is D, Council tax is band E.



ROOM DESCRIPTIONS

Entrance Area

Entrance Hall

Lounge

13' 11" into rec x 12' 11" plus bay area (4.24m x 3.94m)

Dining Room

13' 11" x 13' 5" overstairs (4.24m x 4.09m)

Kitchen

13' 2" x 12' 5" (4.01m x 3.78m)

Breakfast/Garden Room

11' 2" x 8' 10" (3.40m x 2.69m)

Bedroom

13' 6" max x 12' 5" (4.11m x 3.78m)

Bedroom

12' 5" max x 11' 10" (3.78m x 3.61m)

Family Bathroom

12' 2" max x 5' 11" (3.71m x 1.80m)

First Floor

Family Shower Room/Wc

Bedroom

16' 0" max to back of robes x 12' 8" into rec (4.88m x 3.86m)

En Suite Shower Room/Wc

Bedroom

16' 3" x 13' 3" plus ent rec (4.95m x 4.04m)

External

Front Garden

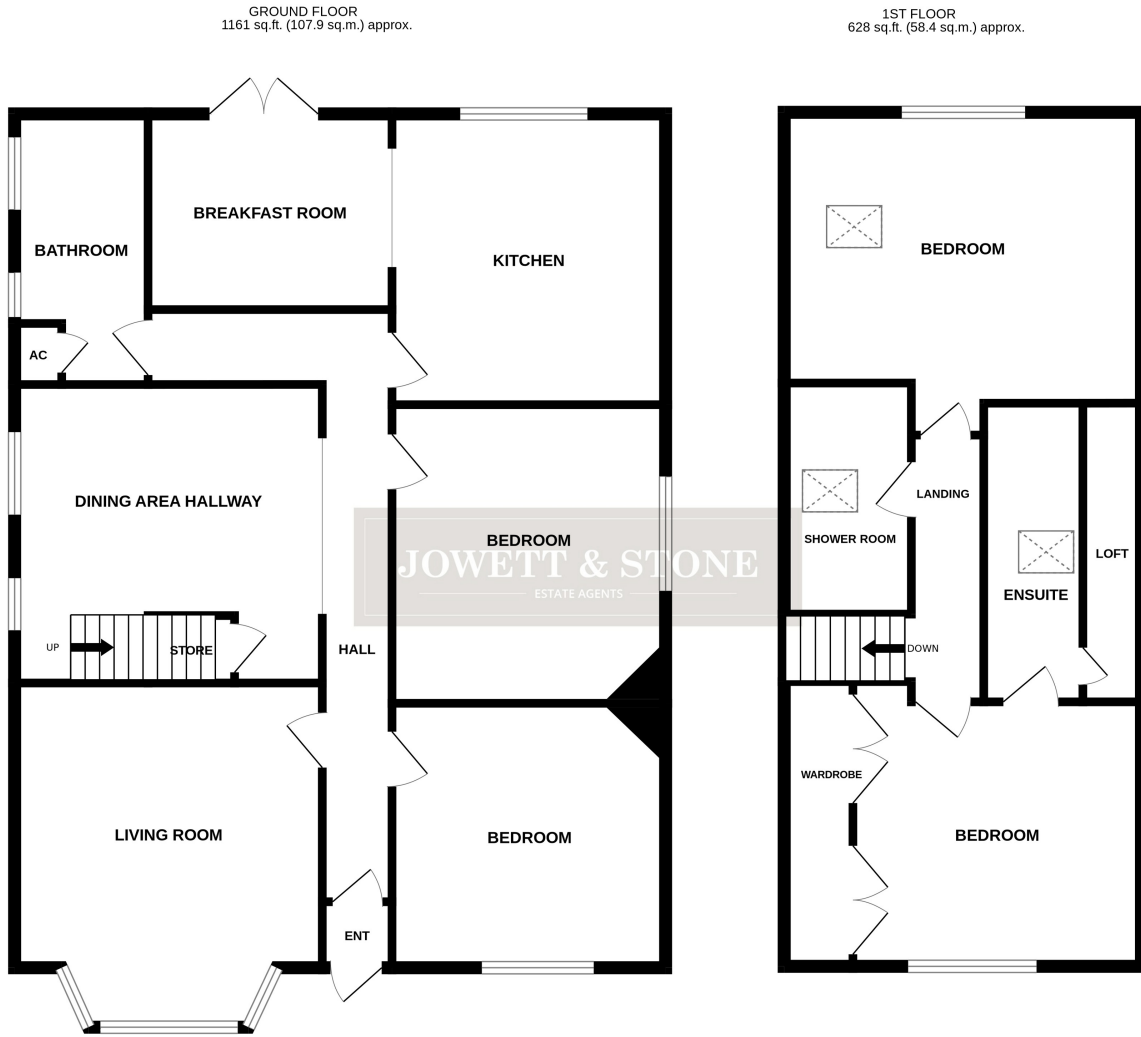
Rear Garden

Rear Double Garage

18' 3" into rec x 17' 4" (5.56m x 5.28m)



FLOORPLAN & EPC



TOTAL FLOOR AREA: 1790 sq.ft. (166.3 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
(69-80)	C		
(55-68)	D	67	
(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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