



10 Lockside Close, Glen Parva, Leicester. LE2 9TD

- Spacious Six Bedroom Three Storey Family Detached Property
- Ent Hall, Cloaks/WC, Good Size Lounge To Rear
- 15ft Breakfast Kitchen, Separate Dining Room, Study
- Landing, Four bedrooms, Two En Suites, Family Bathroom
- Second Floor Two Further Large Bedrooms With Shared Shower Room
- Car Standing, Original Tandem Garage (part converted) Rear Garden
- Overlooking Grand Union Canal To Front
- Internal Viewing Essential To Appreciate Size, Style And Layout
- EPC Rating C & Council Tax Band F



PROPERTY DESCRIPTION

Spacious six bedroom three storey family home overlooking the grand union canal. Located in a tucked away position in this popular development the property is impressive in size and an internal viewing is highly recommended to appreciate the style and layout. The property comprises of entrance hall, cloaks/wc, good size rear living room with double doors leading out to the rear garden. The 15ft breakfast kitchen is fitted with a range of base and wall units and has a further rear access door leading to the garden. To the front of the property is a separate dining room and the ground floor is completed by a front study room. To the first floor there are four bedrooms and a family bathroom. Bedroom one and two also have the benefit of an en suite shower rooms. To the second floor there are two further large bedrooms with fitted storage and these share a family shower room/wc. The property further benefits from gas fired central heating and double glazing. Externally the property sits on an enviable plot position overlooking the canal to the front. There is a gravel display area along with a driveway providing car standing and giving access to the original tandem garage, the back part of which has been sectioned off to provide a useful office/store. A side gate leads to the rear garden with patio, lawn and fence surround. Due to the size and scale of the property it really makes a perfect family home. EPC rating is C, Council tax is band F.



ROOM DESCRIPTIONS

Entrance Hall

Cloaks/Wc

Lounge

14' 11" max x 13' 4" (4.55m x 4.06m)

Breakfast Kitchen

15' 2" x 10' 8" (4.62m x 3.25m)

Dining Room

11' 0" x 10' 8" (3.35m x 3.25m)

Study

7' 10" x 7' 10" (2.39m x 2.39m)

First Floor Landing

Bedroom

15' 8" x 11' 0" to back robes (4.78m x 3.35m)

En Suite Shower Room

Bedroom

10' 6" x 10' 5" max to back robe (3.20m x 3.17m)

En suite Shower Room

Bedroom

10' 6" x 9' 0" (3.20m x 2.74m)

Bedroom

8' 8" x 7' 9" (2.64m x 2.36m)

Family Bathroom

Second Floor Landing

Bedroom

15' 11" to front robes x 11' 0" max red to 8'2"
(4.85m x 3.35m)

Bedroom

18' 11" max x 11' 4" max red to 9'2" (5.77m x 3.45m)

Shower Room/Wc

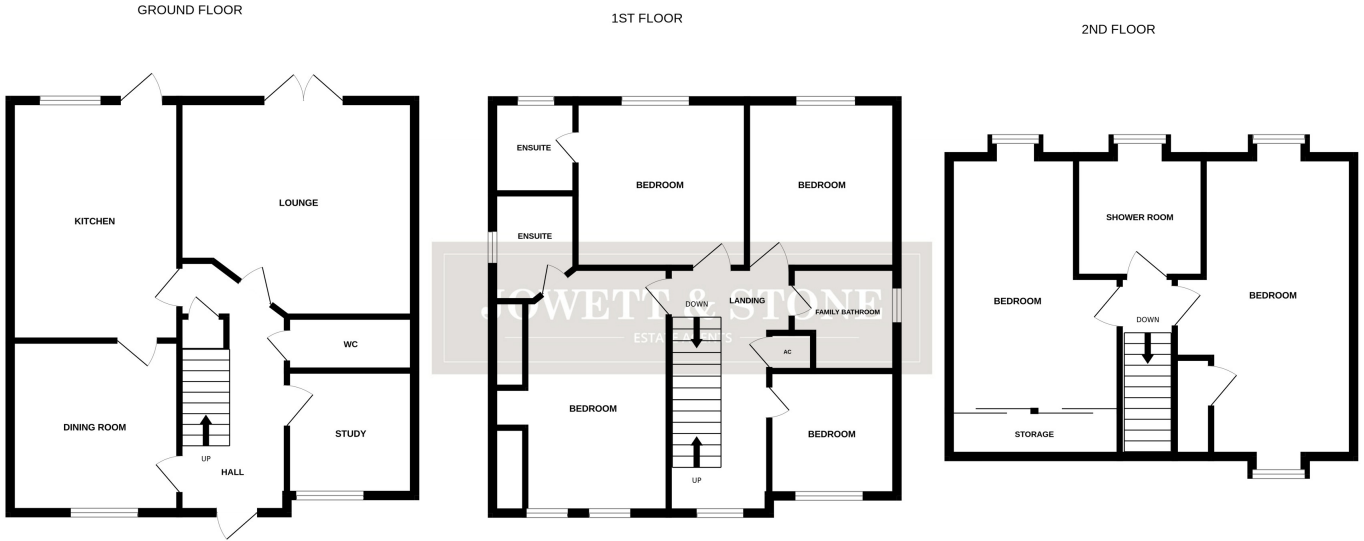
External

Garage

Rear Garden



FLOORPLAN & EPC



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	75	
(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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