



70 Sonning Way, Glen Parva, Leicester. LE2 9RU

- Backing Onto The Grand Union Canal
- Extended Three Bedroom Detached Property
- Ent Porch, Cloaks/Wc, Lounge, Dining Room
- Rear Garden Room Overlooking Garden And Canal, Kitchen
- Landing, Three Bedrooms, Family Bathroom
- Gas Fired Central Heating System, Majority Double Glazing
- Car Standing, Single Garage
- Attractive Rear Garden Area Backing Onto Canal
- No Onward Chain, Viewing Recommended
- EPC Rating D & Council Tax Band D



PROPERTY DESCRIPTION

Backing onto the Grand Union Canal is this extended three bedroom detached house. In a fantastic position in a cul de sac location a viewing comes highly recommended to appreciate. The property comprises of entrance porch, entrance area, cloaks/wc, good size lounge to the front with stairs leading to the first floor and double doors leading to the dining area. Located to the rear is the garden room which has a lovely outlook to the rear garden and canal beyond through the two patio doors. Also located off the dining room is the side kitchen fitted with a range of base and wall units with a further patio door leading to the rear and an internal door to the garage. To the first floor the landing gives access to the three bedrooms and family bathroom. The two double bedrooms both have fitted wardrobes whilst the third single bedroom currently is used as a study. The property further benefits from gas fired central heating system and majority double glazing. Externally to the front of the property there is a garden area with border, driveway providing car standing and access to the single garage. The rear garden and outlook are a real feature of the property, the garden has clearly been well loved and is well stocked and leads down to the canal to the rear. EPC rating D, Council tax is band D.



ROOM DESCRIPTIONS

Entrance Porch

Entrance Area

Cloaks/Wc

Lounge

16' 9" x 13' 3" (5.11m x 4.04m)

Dining Room

16' 10" x 10' 8" into rec (5.13m x 3.25m)

Garden Room

17' 6" x 7' 6" (5.33m x 2.29m)

Kitchen

21' 2" x 7' 6" max (6.45m x 2.29m)

Landing

Bedroom

12' 8" max to back of robes x 11' 1" into ent
(3.86m x 3.38m)

Bedroom

10' 7" x 10' 0" to back of robes (3.23m x 3.05m)

Bedroom

7' 9" x 6' 8" (2.36m x 2.03m)

Family Bathroom

7' 5" x 5' 11" (2.26m x 1.80m)

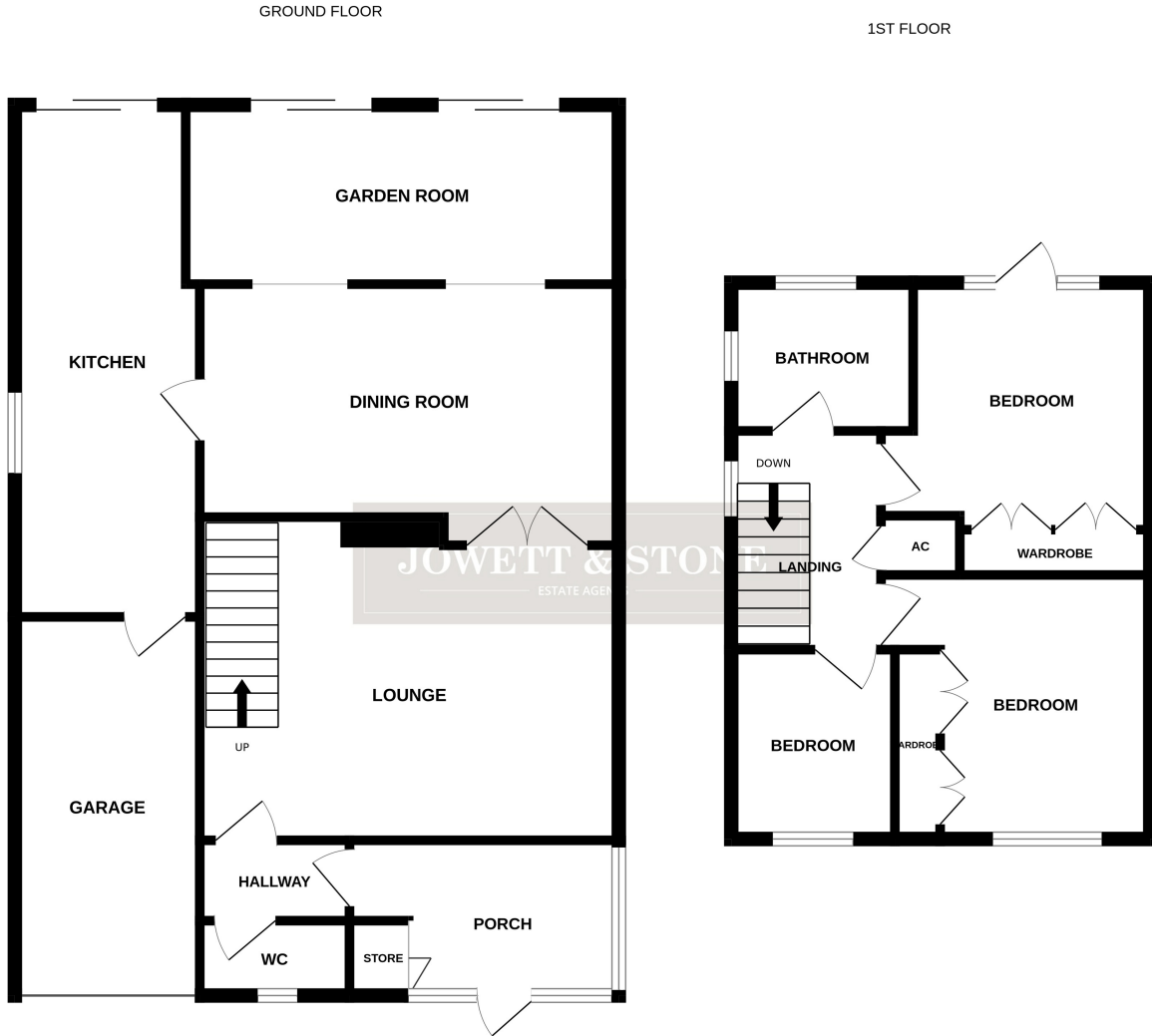
External

Garage

Rear Garden Backing Onto Grand Union Canal



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		82
(69-80)	C		
(55-68)	D	61	
(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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