



5 Grosvenor Close, Glen Parva, Leicester. LE2 9UG

- Well Presented Three Bedroom Semi Detached
- Great Location At Head Of Cul De Sac With View Of Canal
- Ent Area, Living Room, Conservatory
- Good Size Breakfast Kitchen
- Landing , Three Bedrooms, Refitted Shower Room
- Driveway and Garage
- Attractive Enclosed Rear Garden Area
- Early Internal Viewing Highly Recommended
- EPC Rating E & Council Tax Band B



PROPERTY DESCRIPTION

Well presented three bedroom staggered semi detached property in a lovely plot position at the head of a cul de sac and with view of Grand Union Canal to the rear. An ideal first time or professional purchase, an early viewing comes highly recommended to appreciate the location and presentation of this lovely home. Comprising of entrance porch, living room to the left hand side with front and rear windows, feature fire surround and access door leading to the rear conservatory with sliding doors leading to the rear garden. To the right hand side is a well presented good size breakfast kitchen fitted with a range of base and wall units, oven, hob and extractor, tile flooring, front and rear windows and access door to the rear. To the first floor the landing gives access to the three bedrooms and a modern refitted family shower room/wc. The property further benefits from gas fired central heating system. Externally to the front of the property is gravel display area and driveway providing car standing and giving access to the sectional garage with up/over door. There is a side gate leading through to a rear garden which wraps around the side and rear with patio, lawn, fenced surround and views over to the canal. EPC rating is E and Council tax is band B.



ROOM DESCRIPTIONS

Entrance Porch

Living Room

15' 1" x 13' 6" max into rec (4.60m x 4.11m)

Conservatory

9' 8" max x 8' 0" (2.95m x 2.44m)

Breakfast Kitchen

15' 1" x 11' 0" max into rec red to 9'6" (4.60m x 3.35m)

Landing

Bedroom

12' 9" into rec x 8' 11" plus ent area (3.89m x 2.72m)

Bedroom

10' 3" x 8' 5" plus ent area (3.12m x 2.57m)

Bedroom

7' 7" x 6' 7" (2.31m x 2.01m)

Refitted Shower Room/Wc

6' 10" x 5' 11" (2.08m x 1.80m)

External

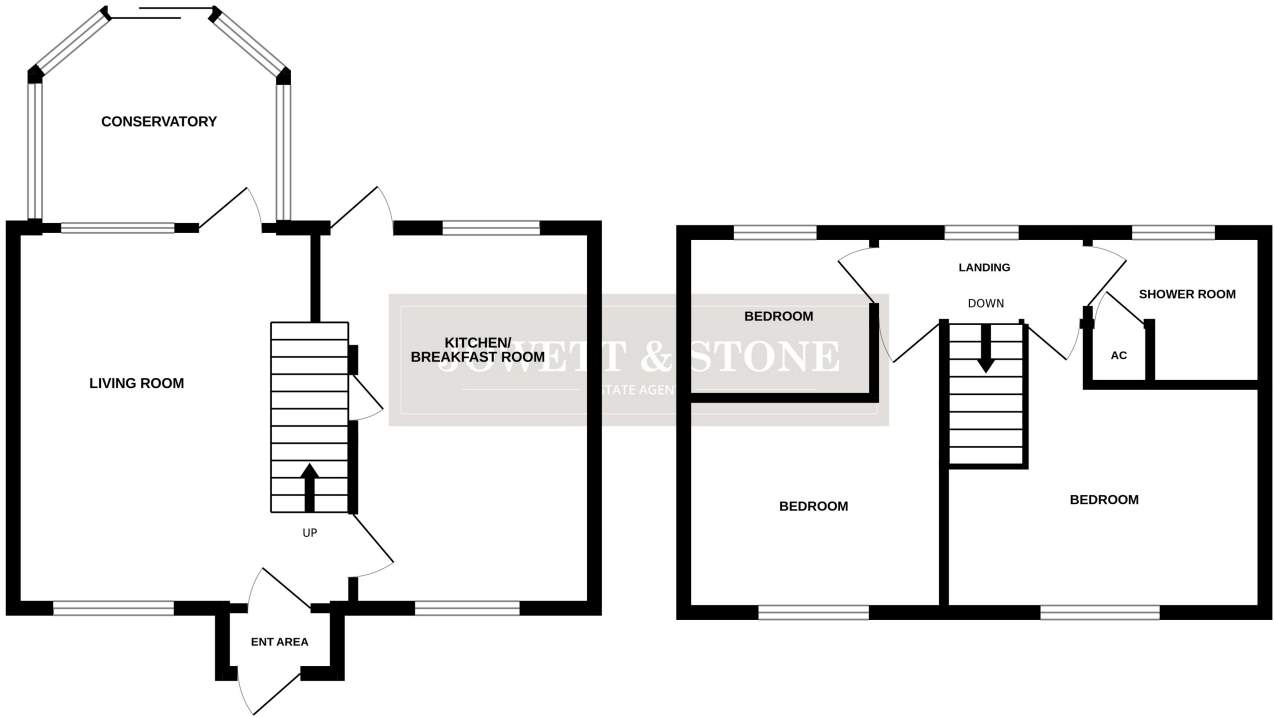
Rear Garden



FLOORPLAN & EPC

GROUND FLOOR

1ST FLOOR



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		88
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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