



## 5 Parnell Close, Littlethorpe, Leicester. LE19 2JS

- Deceptively Spacious Detached Family Home
- Ent Hall Cloaks/WC Front Lounge With Bay
- Rear 24ft Living/Dining Kitchen, Utility, Study/Music Room
- Landing, Four Double Bedrooms, Family Shower Room/WC
- En Suite Shower/Wc to Master Bedroom, Fitted Robes To all Bedrooms
- Gas Fired Central Heating System, Double Glazing
- Driveway, Former Tandem Garage (part converted)
- Rear Garden With Feature Log Cabin
- EPC Rating C & Council Tax Band E
- Viewing Essential to Appreciate the Size of Accommodation on offer



## PROPERTY DESCRIPTION

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An impressive and deceptively spacious four bedroom detached property in sought after location. Viewing is essential to appreciate the size and layout of this fabulous family home. Offering generous living accommodation throughout as well as four double bedrooms, an internal viewing is considered essential to appreciate. The property comprises of entrance hall, cloaks/wc, front lounge with dual aspect windows with bay to the front. Rear 24ft feature living/dining kitchen fitted with a range of base/wall storage units, rear access door along with double doors leading to the rear. Located off is a utility area, and also a good size study/music room which has been converted from the rear of the original tandem garage. To the first floor the landing gives access to the four double bedrooms which all benefit from fitted wardrobe space. The large master bedroom has a modern en suite shower room/wc. There is also a refitted family shower room/wc. The property further benefits from gas fired central heating system and double glazing. Externally the property has a front driveway providing car standing and access to the front single garage space. The side gate leads through to the rear garden which has a feature patio, lawn area with borders and fence surround. The current owners have also added a fantastic log cabin with power and heating making an ideal home office/summer house. Viewing highly recommended to appreciate the size, style and layout of this lovely home. EPC rating is C and Council tax is band E.



## ROOM DESCRIPTIONS

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### Entrance Hall

### Cloaks/Wc

### Front Lounge

15' 8" x 13' 3" plus bay area (4.78m x 4.04m)

### Living/Dining Kitchen

24' 0" x 10' 11" (7.32m x 3.33m)

### Utility Area

6' 3" x 5' 4" (1.91m x 1.63m)

### Study/Music Room

17' 10" x 7' 4" (5.44m x 2.24m)

### Landing

### Master Bedroom

15' 8" x 11' 6" to front of robes (4.78m x 3.51m)

### En Suite Shower Room/Wc

### Bedroom

12' 10" x 11' 4" max to back of robes (3.91m x 3.45m)

### Bedroom

10' 4" to front of robes x 10' 2" (3.15m x 3.10m)

### Bedroom

14' 0" into ent rec x 6' 10" (4.27m x 2.08m)

### Family Shower Room/Wc

### External

### Garage

13' 5" x 8' 0" (4.09m x 2.44m)

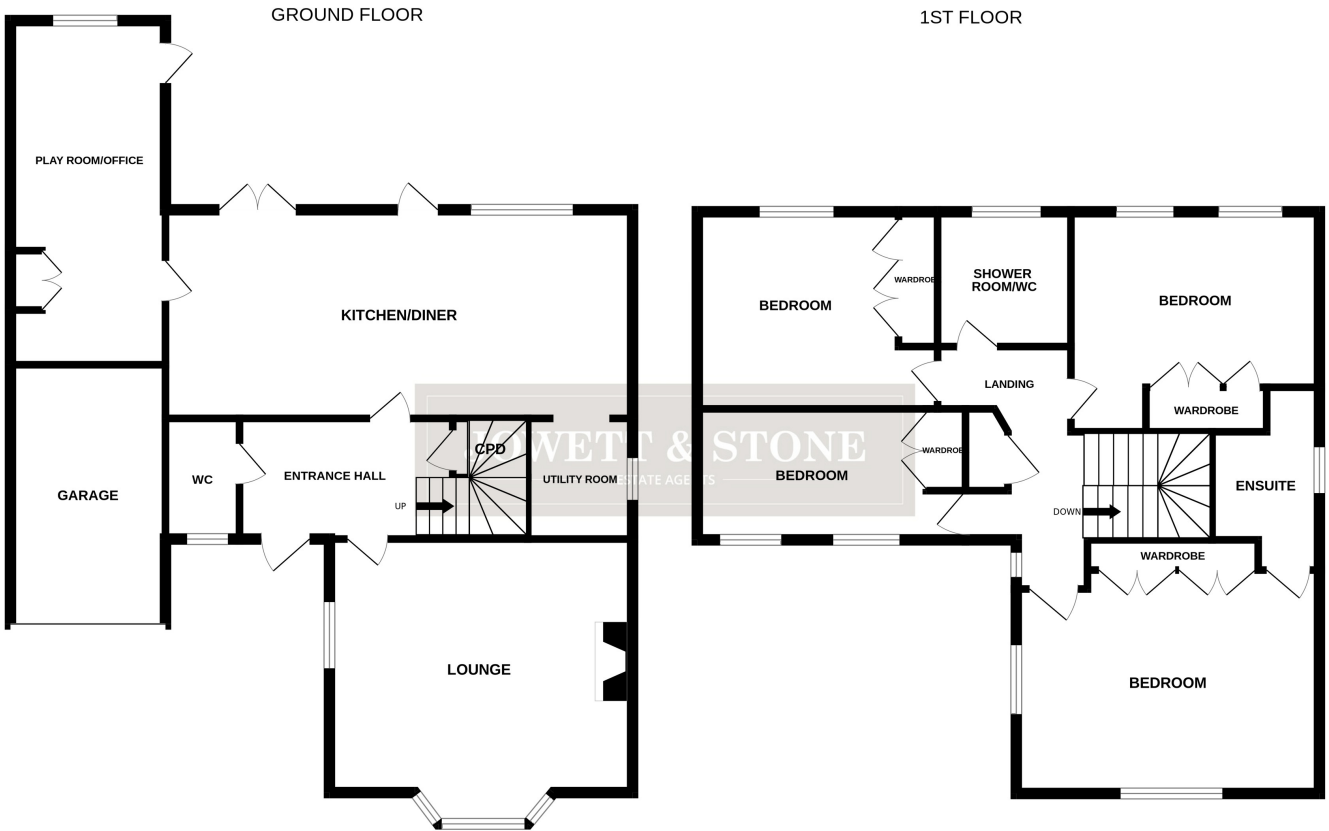
### Rear Garden

### Log Cabin

12' 5" x 9' 0" (3.78m x 2.74m)



# 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+)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>	<b>76</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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