



12 Spinney Close, Glen Parva, Leicester. LE2 9NJ

- Well Presented One Bedroom Quarter House
- Cul de Sac Location
- Close to the Great Central Way in Glen Parva
- Entrance Lobby, Living Room & Kitchen
- One Double Bedroom and Family Bathroom
- Enclosed Private Garden
- Allocated Car Parking Space
- Viewing Highly Recommended
- No Upward Chain
- EPC Rating C & Council Tax Band A



PROPERTY DESCRIPTION

A well presented one bedroom quarter house in a great cul-de-sac location close to the Great Central Way in Glen Parva. The accommodation comprises in brief: entrance lobby leading to the living room with double glazed window and stairs to the first floor, kitchen area fitted with a range of base and wall units, oven, hob and extractor and double glazed window, landing having storage cupboard and leading to the double bedroom with built cupboard and the family bathroom with white suite. Outside there is an allocated parking space and an enclosed attractive garden area. The property has the benefit of a gas central heating system and is offered for sale with no upward chain. Viewing is highly recommended. EPC Rating C & Council Tax Band A.



ROOM DESCRIPTIONS

Entrance Lobby

Living Room

13' 1" max x 11' 4" max (3.99m x 3.45m)

Kitchen

13' 1" x 5' 3" (3.99m x 1.60m)

First Floor Landing

Bedroom

10' 4" x 10' 0" (3.15m x 3.05m)

Family Bathroom

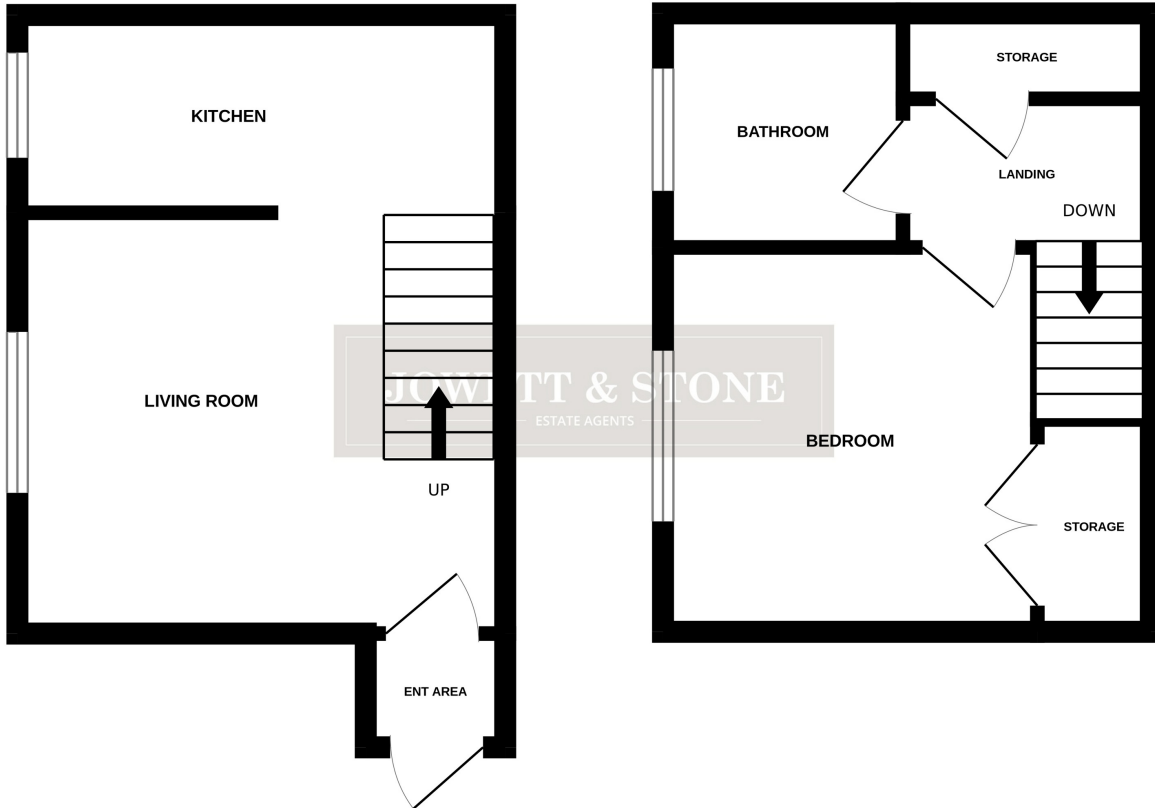
6' 3" x 6' 3" (1.91m x 1.91m)



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			
(92-100)	A		94
(81-91)	B		
(69-80)	C	73	
(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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