



19 Lancaster Way, Glen Parva, Leicester. LE2 9UA

- Two Double Bedroom Semi Detached Property
- Offered With No Onward Chain
- Entrance Hall, Living Room, Breakfast Kitchen, Cloaks/Wc
- Landing, Two Double Bedrooms, Family Bathroom/Wc
- Gas Fired Central Heating System, Double Glazing
- Driveway, Rear Garden
- Viewing Recommended
- EPC Rating C & Council Tax Band B



PROPERTY DESCRIPTION

Two double bedroom semi detached property in this sought after location in Glen Parva. Offered with no onward chain it would make an ideal professional or first time purchase. Comprising of entrance hall, downstairs cloaks/wc, breakfast kitchen with base and wall units, integrated fridge/freezer, oven, hob and breakfast bar, The rear living room is a good size and has sliding patio doors leading out to the rear garden as well as a feature gas fire and surround. To the first floor the landing leads to the two generous bedrooms and a family bathroom/wc. The property further benefits from gas fired central heating system and double glazing. Externally there is a side driveway providing car standing, a side gate leads to the rear garden benefitting from a patio, faux grass and gravel area with fence surround. Viewing comes recommended to appreciate the size and layout. EPC rating is C and Council tax band B.



ROOM DESCRIPTIONS

Entrance Hall

Cloaks/Wc

Breakfast Kitchen

11' 11" x 7' 1" (3.63m x 2.16m)

Living Room

13' 5" x 11' 4" (4.09m x 3.45m)

Landing

Bedroom

13' 5" x 11' 5" (4.09m x 3.48m)

Bedroom

10' 2" to front of robe x 8' 8" (3.10m x 2.64m)

Family Bathroom

External

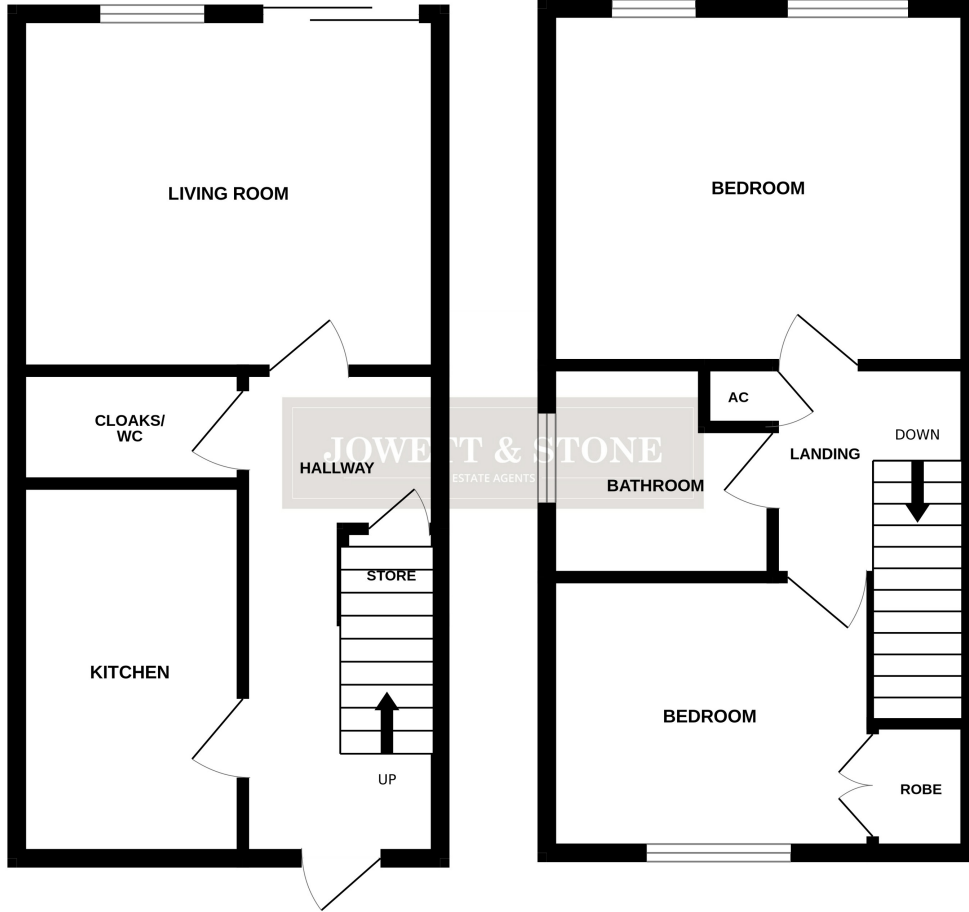
Rear Garden



FLOORPLAN & EPC

GROUND FLOOR
358 sq.ft. (33.3 sq.m.) approx.

1ST FLOOR
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 717 sq.ft. (66.6 sq.m.) approx.

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		86
(69-80)	C	70	
(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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