



# 18 Glenville Avenue, Glen Parva, Leicester. LE2 9JF

- Extended Traditional Family Detached Home
- Sought After Tree Lined Avenue In Glen Parva
- Ent Porch, Ent Hall, Front Reception Room, Study Area
- Large L Shape Living Room, Breakfast Kitchen, Cloaks/Wc
- Landing Four Double Bedrooms, Family Shower Room
- Driveway Providing Ample Car Standing , Two Garages, Attractive Rear Garden
- Viewing Essential To Appreciate The Plot, Size And Layout Of Accommodation
- EPC Awaited & Council Tax Band E





## PROPERTY DESCRIPTION

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Extended traditional family detached home on this sought after tree lined avenue in Glen Parva. On a great plot and with spacious accommodation throughout an internal viewing is considered essential to appreciate the size and layout of this great family property. Comprising of entrance porch, entrance hall with access to a downstairs shower room/wc, study area, large extended L shape lounge to the rear with sliding patio doors leading out to the rear garden. Front reception room with bay and side window. The ground floor is completed by the good size family breakfast kitchen which is fitted with a range of base and wall units and also has a rear entrance area and cloaks/wc, also located off the kitchen is a side lobby leading to the front of the property and also the integral garage. To the first floor the generous landing gives access to the four good size double bedrooms and the refitted family shower room/wc. Externally the property sits on a great plot with front block driveway providing ample car standing and giving access to the integral and the separate side garage. The feature rear garden has a large lawn with hedge side and fence to the rear. EPC rating awaited and Council tax is band E.





## ROOM DESCRIPTIONS

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### Entrance Porch

### Entrance Hall

### Front Reception Room

13' 9" max into bay x 12' 0" into rec (4.19m x 3.66m)

### L Shape Living Room

22' 3" x 19' 10" max red to 12'0" (6.78m x 6.05m)

### Study Area

5' 9" plus rec x 4' 5" (1.75m x 1.35m)

### Breakfast Kitchen

18' 2" x 12' 10" max red to 9'9" (5.54m x 3.91m)

### Rear Entrance Area

### Cloaks/Wc

### Landing

15' 5" x 6' 11" (4.70m x 2.11m)

### Bedroom

12' 0" into rec x 11' 0" (3.66m x 3.35m)

### Bedroom

12' 6" x 12' 0" into rec (3.81m x 3.66m)

### Bedroom

12' 11" max into rec x 12' 6" (3.94m x 3.81m)

### Bedroom

12' 10" x 11' 0" (3.91m x 3.35m)

### Family Shower Room/Wc

7' 11" x 6' 11" (2.41m x 2.11m)

### External

### Internal Garage

15' 0" x 8' 6" (4.57m x 2.59m)

### Side Garage

13' 9" x 8' 2" (4.19m x 2.49m)

### Rear Garden

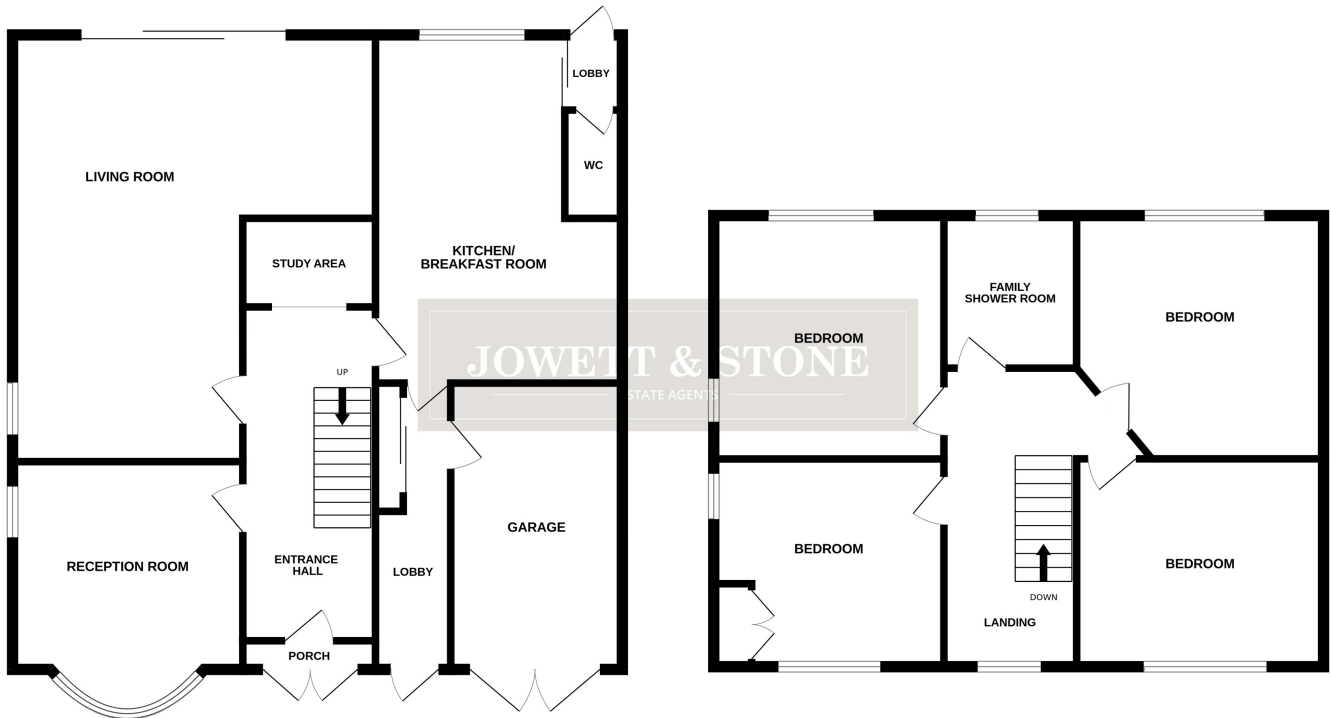


# FLOORPLAN

JOWETT & STONE  
ESTATE AGENTS

GROUND FLOOR  
1064 sq.ft. (98.9 sq.m.) approx.

1ST FLOOR  
748 sq.ft. (69.5 sq.m.) approx.



TOTAL FLOOR AREA : 1812 sq.ft. (168.3 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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