



## Little Glen Road, Glen Parva

Offers Over £300,000

Located on Little Glen Road, this charming extended three-bedroom semi-detached home offers SPACIOUS LIVING with a welcoming lounge, open-plan kitchen diner, and mature garden. Ideally situated near South Wigston and Blaby amenities, it's a fantastic opportunity.







#### **Entrance Porch**

A double glazed entrance porch leading to:

#### **Entrance Hallway**

With leaded and stained glazing to the front elevation, dado rail, picture rail, understairs cupboard, stairs to the first-floor landing and a radiator.

#### **Reception Room One**

13' 10" x 12' 0" (4.22m x 3.66m)

With a double-glazed bay window to the front elevation, chimney breast with fire surround, TV point and a radiator.

#### **Living Dining Area**

19' 7" x 17' 11" (5.96m x 5.47m)

The property has double-glazed French doors to the rear elevation, double-glazed skylight windows, spotlights, wood-effect flooring, a chimney breast with a wood-burning fire with surround and hearth, picture rail, TV point, and a radiator.

#### **Kitchen Area**

13' 3" x 6' 8" (4.04m x 2.02m)

With a double-glazed window to the rear elevation, skylight windows, spotlights, tiled flooring, a sink and drainer unit with a range of wall and base units with work surfaces over, space for a fridge, space for a freezer, space for a free-standing four ring hob and oven, extraction fan, radiator and door leading to:

#### **Utility Room**

9' 1" x 5' 9" (2.77m x 1.75m)





### Utility Room

9' 1" x 5' 9" (2.77m x 1.75m)

With a double-glazed window to the rear elevation, door to the rear elevation, tiled flooring, a range of wall and base units with work surfaces over, plumbing for a washing machine, space for a fridge, wall mounted boiler, door to the garage and a door leading to:

### Downstairs Shower Room

8' 11" x 4' 8" (2.71m x 1.42m)

With a double-glazed window to the rear elevation, tiled flooring, shower cubicle with shower over, shower screen, WC, wash hand basin, tiled splashbacks and a radiator.

### First Floor Landing

With a double-glazed window to the side elevation, picture rail.

### Bedroom One

13' 11" x 10' 1" (4.24m x 3.07m)

With a double-glazed bay window to the front elevation, fitted wardrobes, picture rail and a radiator.

### Bedroom Two

11' 5" x 10' 2" (3.49m x 3.11m)

With a double-glazed window to the rear elevation, built-in wardrobes, tiled feature surround and a radiator.

### Bedroom Three

7' 0" x 6' 11" (2.13m x 2.11m)

With a double-glazed window to the front elevation, picture rail, shelving and a radiator.













### **Bathroom**

6' 6" x 6' 3" (1.97m x 1.91m)

With a double-glazed window to the rear elevation, bath with shower over, WC, wash hand basin, tiled splashbacks and a radiator.

### **Rear Garden**

A mature and established rear garden with a patio seating area, well-maintained lawn, mature and established flower beds and fenced perimeter borders.

### **Driveway**

A driveway providing access to:

### **Garage**

with an up-and-over door to the front elevation.





FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





The property is situated for everyday amenities within the Glen Parva or further afield in Blaby Town Centre, local schooling including Glenhills Primary School and regular bus routes running to and from Leicester City Centre. The main ring road is also within reach, giving access to M1 & M69 motorway junctions and Fosse Retail Park.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

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