

## Little Glen Road, Glen Parva

Offers Over £355,000

A CHARMING three bedroom semi-detached family home located within the district of Glen Parva. Outside enjoys off road parking for three vehicles to the front and a mature established rear garden.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D







### Entrance Hall

Via a double glazed door, with wood effect floor, stairs to first floor, radiator.

### Through Lounge

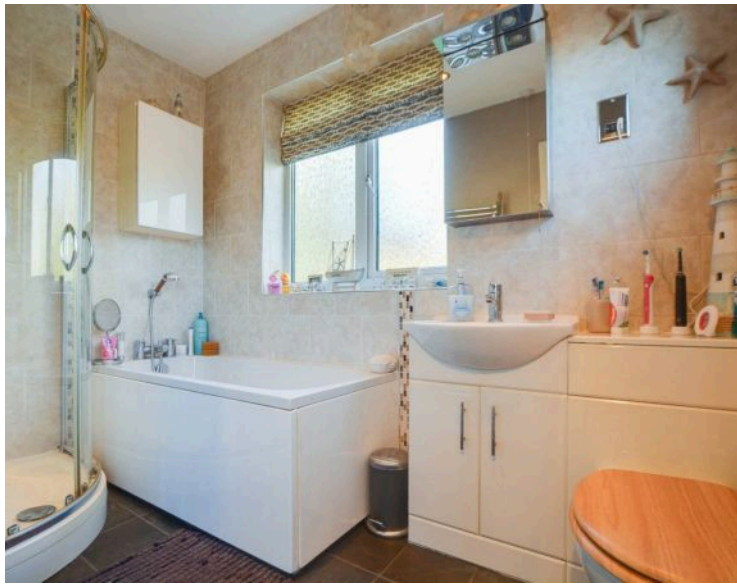
20' 6" x 11' 5" (6.25m x 3.48m)

Measurement narrowing to 10' 5" (3.2m). With double glazed windows to the front and rear elevations, bespoke window shutters, oak floor, chimney breast with log burning stove and hearth, ceiling coving, TV point, radiator.

### Fitted Dining Kitchen

13' 1" x 11' 5" (3.99m x 3.49m)

With double glazed window to the rear elevation, wood effect laminate floor, a range of wall and base units with work surfaces over, stainless steel sink, drainer and mixer tap, inset four ring gas hob and oven with extractor hood over, plumbing for dishwasher, space for freestanding fridge freezer, door leading to utility lobby.



### **Utility Lobby**

13' 3" x 6' 9" (4.03m x 2.05m)

With double glazed windows and door to the rear elevation, plumbing for washing machine, base unit with work surface over, door leading to storage area, door to garage.

### **Storage Area**

7' 10" x 6' 8" (2.39m x 2.04m)

With wooden door to the front elevation.

### **First Floor Landing**

With double glazed window to the rear elevation.

### **Bedroom One**

9' 11" x 11' 8" (3.03m x 3.55m)

With double glazed window to the front elevation, bespoke window shutters, TV point, radiator.

### **Bedroom Two**

11' 7" x 9' 1" (3.54m x 2.78m)

With double glazed window to the front elevation, bespoke window shutters, TV point, radiator.

### **Bedroom Three**

11' 2" x 8' 8" (3.40m x 2.65m)

With double glazed window to the rear elevation, built-in wardrobes with box cupboards over, radiator.

### **Bathroom**

8' 11" x 5' 6" (2.72m x 1.68m)

With double glazed windows to the rear and side elevations, bath with mixer shower tap, separate shower cubicle, low-level WC, wash hand basin with storage below, ceiling spotlights, chrome ladder towel rail/radiator.

### **Front Garden**

Low maintenance frontage.

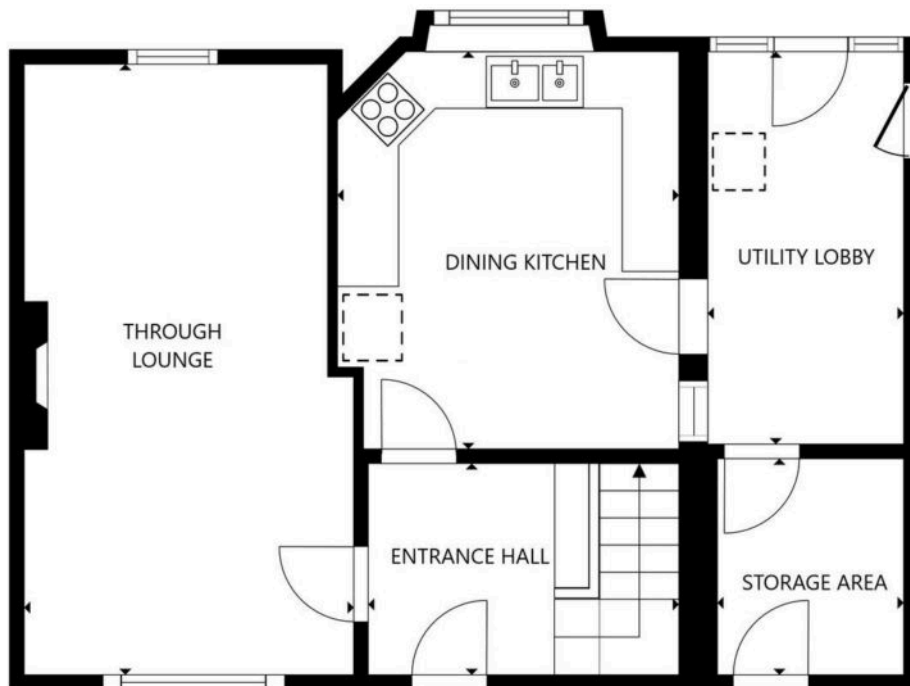
### **Rear Garden**

A well maintained rear garden with paved patio seating area, lawn, flowerbeds and shrubs, fencing to perimeter.

### **Parking**

Providing off road parking and a garage with 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.



**We'll keep you moving...**



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