



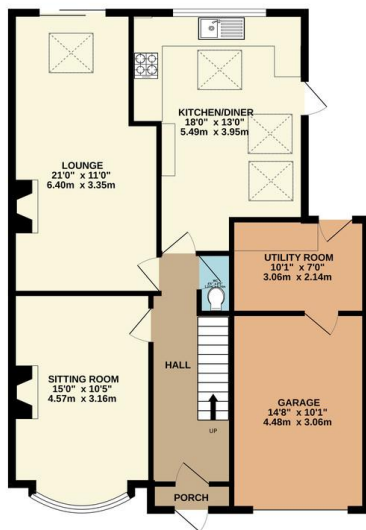
## FOR SALE

4 Bed Semi-Detached House in Greendale Road, Glen Parva LE2 9HD  
£425,000

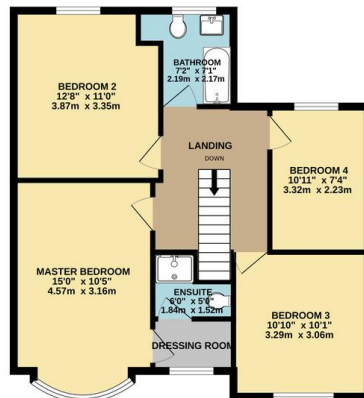
This impressive extended four bedroom semi detached home is presented to an immaculate standard throughout and pleasantly situated within the highly desirable location of Glen Parva, LE2. The accommodation comprises entrance porch, main entrance hall, spacious extended living room, dining room, stylish extended kitchen / diner, utility room, ground floor W.C, landing to four bedrooms, master with dressing room and ensuite shower, family bathroom, landscaped private rear gardens, ample car standing space to front, integral garage. Internal inspection comes highly



GROUND FLOOR  
890 sq.ft. (82.7 sq.m.) approx.



1ST FLOOR  
672 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA: 1563 sq.ft. (145.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Made with Metropix C2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(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	

- Extended Semi Detached
- Four Bedrooms
- Highly Desirable Location
- Immaculate Presentation
- Utility Room
- Master Ensuite
- Landscaped Gardens
- Garage

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

