

FOR SALE

Howard Road
Glen Parva, Leicester
LE2 9JG



ASKING PRICE: £319,000

- A Beautifully Presented Four Bedroom Extended Semi-Detached Family Home
- Occupying a Corner Plot Within a Highly Sought After Location In Glen Parva
- Ideal For Families
- Gas Fired Central Heating & Double Glazing
- Off Road Parking
- Entrance Hall, Spacious Lounge, Dining Room, Breakfast Kitchen, Lobby/Store
- Four Generously Sized Bedrooms & Family Bathroom
- Well Kept Front Garden, Driveway With Garage, Rear Enclosed Garden



Location

This property occupies a corner plot on one of the most sought-after roads in Glen Parva. The property is within close proximity to Glenhills Primary School, Fosse Park, Glenhills Pharmacy, South Wigston Railway Station and is within easy access to nearby motorway links such as the M1.

Description

This beautifully presented and extended, four-bedroom semi-detached home offers generous living space, charming features, and a well-designed layout ideal for families.

To the ground floor; entrance hall, spacious lounge featuring a superb wood-burning stove, dining room providing access to the rear garden, a fully fitted breakfast kitchen complete with high-quality integrated appliances and breakfast bar, lobby area with additional storage potential and an airing cupboard. The first floor boasts four generously-sized bedrooms, one of which with fitted wardrobes, and a well-proportioned family bathroom.

Externally, the property features a well-maintained front garden laid to lawn with a central pathway and side access leading to a private driveway and single garage. The rear garden benefits from a private and sunny outlook and has been designed for the ease of maintenance with a patio area and gravel display borders.

Accommodation

All measurements are approximate:

Entrance Hall

Double glazed door to front, double glazed frosted window to side, stairs to first floor, radiator, power points, spotlights.

Lounge - 13' 0" x 12' 3" (3.96m x 3.73m)

Double glazed bay window to front, feature wood burning stove, tv point, radiators, power points, pendant light fitting, wall mounted lights, double doors leading to dining room.

Dining Room - 11' 7" x 10' 11" (3.53m x 3.32m)

Double glazed sliding patio door providing access to the rear garden, feature gas fireplace, radiator, power points, pendant light fitting, wall mounted lights.

Breakfast Kitchen - 17' 8" x 13' 5" (5.38m x 4.09m)

Dual aspect double glazed windows, wall mounted units, base units and drawers set beneath quartz worktops, undermount stainless steel sink with hot and cold mixer tap, five burner induction hob with splashback surrounds and extractor fan over, double oven and grill, integrated fridge freezer, underfloor heating, breakfast bar, power points, spotlights, door leading to lobby/store.

Lobby/Store - 7' 7" x 7' 6" (2.31m x 2.28m)

Double glazed window to side, boiler, plumbing for washing machine, pendant light fitting, door to rear garden.

Airing Cupboard

First Floor Landing

Access to loft, pendant light fitting.

Bedroom One - 13' 0" x 12' 3" (3.96m x 3.73m)

Double glazed bay window to front, fitted wardrobes, radiator, power points, pendant light fitting.

Bedroom Two - 11' 7" x 10' 11" (3.53m x 3.32m)

Double glazed window to rear, radiator, power points, pendant light fitting.

Bedroom Three - 11' 7" x 9' 11" (3.53m x 3.02m)

Double glazed window to front, radiator, power points, pendant light fitting.

Bedroom Four - 6' 10" x 6' 3" (2.08m x 1.90m)

Dual aspect double glazed windows to front and side, radiator, power points, pendant light fitting.

Outside

Large well-kept front garden laid to lawn with a pathway, driveway to the side providing off road parking and access to single garage with store area to rear. The rear garden has been designed for ease of maintenance with patio, gravel display borders and fence surrounds.

Tenure

Freehold.

EPC

Band D.

Council Tax

The property falls within Band C.

Services

The services, fittings and appliances (if any) have not been tested by the agents.

Local Authority

Blaby District Council.

Kal Sangra, Shonki Brothers Ltd

85 Granby Street, Leicester LE1 6FB

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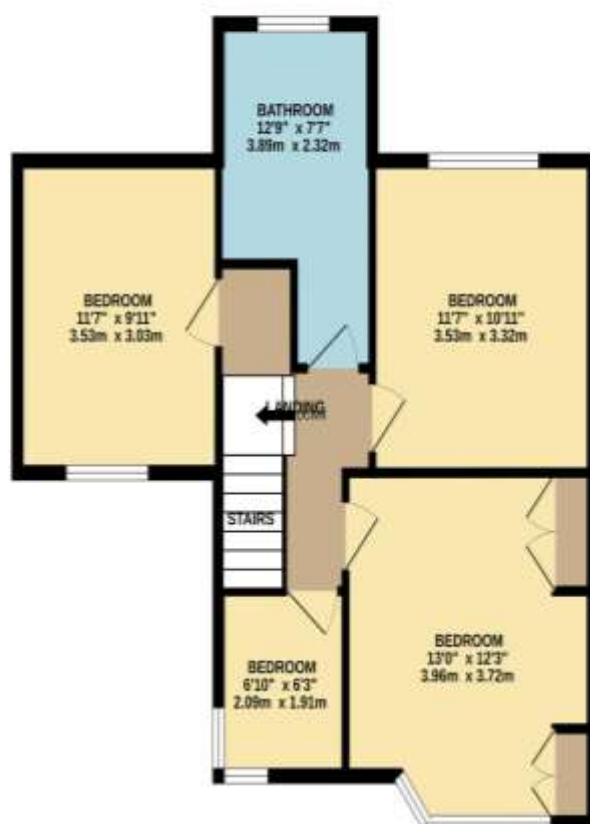
Email: info@shonkibrothers.com



GROUND FLOOR
623 sq.ft. (57.9 sq.m.) approx.



1ST FLOOR
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA: 1215 sq.ft. (112.8 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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