

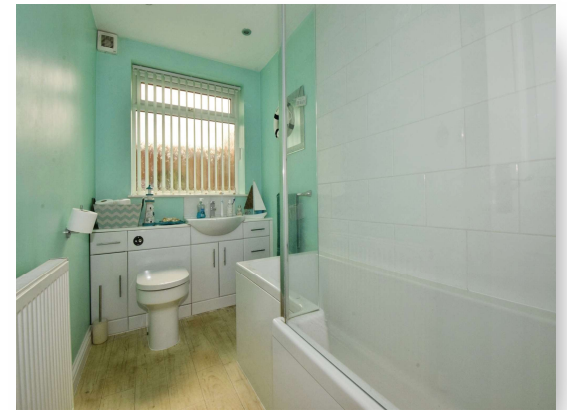


Greendale Road, Glen Parva Leicester LE2 9HD

welcome to

Greendale Road, Glen Parva Leicester

Exceptional family home in a quiet location with good road and bus routes and amenities a short walk away. Accommodation comprises entrance hallway, open plan kitchen living room area, sunroom, utility room, shower room, then off the first floor landing there are two bedrooms with ensuites.



Entrance Porch

With composite door from the front leading to the:

Hall

Having a feature door from the front, antique oak flooring, radiator, stairs rising to the first floor and storage space under stairs.

Lounge / Bedroom Four

15' x 10' (4.57m x 3.05m)

Featuring a log burner, radiator and bay window to the front.

Open Plan Kitchen Living Room

25' x 18' (7.62m x 5.49m)

The living area has half carpet and half tiled flooring.

Kitchen is fitted with a range of wall and base units, single drainer sink, integrated oven, hob, extractor, plumbing for dishwasher, storage cupboard, mood lighting, double glazed window to the rear, French doors to the outside.

Sunroom

There is a patio area, entertaining area, raised steps to French doors leading to garden.

Utility

9' 11" x 5' (3.02m x 1.52m)

Having wall and base units with work surfaces over, CCTV, boiler and door to the side.

Ground Floor Bathroom

Fitted with a suite comprising a bath with shower over, wash hand basin, WC, radiator and double glazed window to the side.

Bedroom Three

13' 3" x 9' 11" (4.04m x 3.02m)

There is a radiator and bay window to the front.

First Floor Landing

Bedroom One

19' x 17' 7" (5.79m x 5.36m)

There is a walk-in wardrobe with bespoke shelving, radiator and double glazed window to the rear.

Ensuite

Fitted with a shower cubicle, wash hand basin, WC and radiator.

Bedroom Two

19' x 15' 10" (5.79m x 4.83m)

Having a radiator and skylight windows to the front and rear.

Ensuite

Fitted with a shower cubicle, wash hand basin, WC and radiator.

Outside Front

To the front of the property there is a driveway providing parking for multiple vehicles and access to the garage.

Garage / Workshop

Having up and over doors, power and lighting.

Rear Garden

The enclosed rear garden is mainly laid to lawn with patio area, pathway, gated side access with key code which is based under the carport. The property is fully alarmed.

Pool Room

Fully enclosed with a temporary swimming pool, entertainment area with seating, power and lighting, heating system for pool, double glazed windows and French doors to garden.



view this property online williamhbrown.co.uk/Property/OAD108084



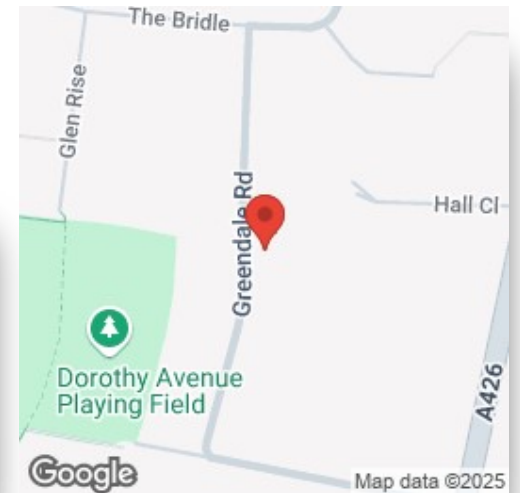
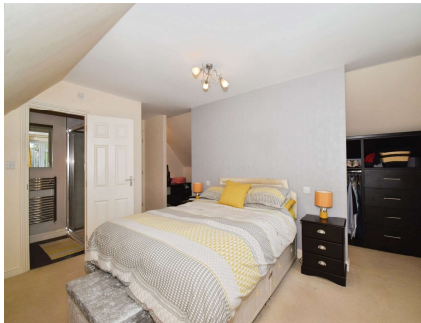
welcome to

Greendale Road, Glen Parva Leicester

- Open Plan Living Room Kitchen & Sunroom
- Four Bedrooms
- Shower Room & Two Ensuites
- Driveway & Rear Garden
- Pool Room

Tenure: Freehold EPC Rating: C

£425,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/OAD108084



Property Ref:
OAD108084 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



0116 271 9671



oadby@williamhbrown.co.uk



42 The Parade, Oadby, LEICESTER,
Leicestershire, LE2 5BF



williamhbrown.co.uk