



**Walnut Grove, Glen Parva Leicester LE2 9HT**

***welcome to***

**Walnut Grove, Glen Parva Leicester**

Located in a quiet cul de sac is this extended semi detached family home. Accommodation comprises an entrance, utility room, Office / Bedroom 4, lounge and dining room, extended open plan kitchen family room, three bedrooms and bathroom off the first floor landing.

**Entrance Hall**

UPVC double glazed frosted window to front and side aspects, vertical radiator, storage cupboard, ceiling light, glazed door into lounge.

**Office / Downstairs Bedroom**

UPVC double glazed window to rear, radiator, ceiling light, power points, two ceiling lights, internet connection

**Lobby**

Leading to:

**Downstairs W C**

Low level WC, heated towel rail, part tiled walls, tiled flooring, circular wash hand basin which is glazed with mixer tap, UPVC double glazed frosted window to side, shaver point

**Lounge**

Double glazed window, radiators, ceiling lighting, power points, wood effect flooring. Tv point.

**Utility Room**

Double glazed door and window to the front, power points, ceiling light.

**Kitchen/Family Room**

Base and eye level units, roll edge worktops, tiled splashback and power points, ceiling lighting, hob with extractor, oven and extractor, sink with drainer, tiled flooring, double glazed french doors, double glazed rear door and double glazed window.

**First Floor Landing**

Loft access, UPVC double glazed window to side, the loft has a skylight, pull down ladder, power, access to three bedrooms:

**Master Bedroom**

UPVC double glazed window to front, radiator, ceiling light, power points, fitted wardrobes.

**Bedroom Two**

UPVC double glazed window to front, radiator, ceiling light, power points, fitted wardrobes.

**Bedroom Three**

UPVC double glazed window to front, radiator, ceiling light, power points

**Bathroom**

Tiled walls, tiled flooring, P shaped panelled bath with shower over and screen, wash hand basin, low level WC, heated towel rail, UPVC double glazed frosted window to rear, recessed ceiling spotlights

**Front Of Property**

Driveway for several vehicles

**Rear Garden**

Decking Area, laid to lawn, patio.



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## **Walnut Grove, Glen Parva Leicester**

- Open Plan Lounge, Dining & Kitchen Area
- Utility Room with Office/Bedroom 4 & WC
- 3 Bedrooms & Bathroom Off 1st Floor Landing
- Driveway & Rear Garden
- No Upper Chain

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £290,000

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Property Ref:  
OAD108704 - 0003

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Please note the marker reflects the  
postcode not the actual property



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