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sales & lettings



Greendale Road, Glen Parva,
Leicester, LE2 9HD

£425,000

Property Features

- Extended Semi Detached
- Four Bedrooms
- Highly Desirable Location
- Immaculate Presentation
- Utility Room
- Master Ensuite
- Landscaped Gardens
- Garage
- Impressive Kitchen / Diner
- Internal Inspection Recommended

Full Description

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 recommended to appreciate the standard of accommodation on offer.

PORCH

Entrance via extended porch, tiled flooring, double glazed windows and door to the front elevation.

ENTRANCE HALL

Main entrance hallway with laminate wooden flooring, radiator and stairs to first floor.

LOUNGE

21' 0" x 11' 0" (6.4m x 3.35m)

Light and spacious extended lounge with double glazed UPVC sliding patio doors leading to rear garden, multi fuel burner, with feature surround and laminate wooden flooring, radiators.

DINING ROOM

15' 0" x 10' 5" (4.57m x 3.18m)

Light and spacious lounge reception with double glazed UPVC bay window to the front elevation, multi fuel burner with feature surround and laminate wooden flooring, radiator.

KITCHEN/DINER

18' 0" x 13' 0" (5.49m x 3.96m)

A stylish remodelled kitchen with a range of wall and base level units, row edge work surfaces, sink and drainer,



integral appliances including dishwasher, fridge and freezer and wine fridge, integral oven, tiled flooring and tiling in part UPVC double glazed window to the rear elevation, sky light windows, UPVC double glazed door to the side elevation.

GROUND FLOOR W.C

Comprising low-level flush W.C and wash hand basin, tiling in part.

LANDING

Landing with access from main entrance hallway.

MASTER BEDROOM

15' 0" x 10' 0" (4.57m x 3.05m)

Bedroom with UPVC double glazed bay window to the front elevation carpeted flooring, radiator and wardrobes.

DRESSING ROOM

UPVC double glazed window to the front elevation, carpeted flooring, wardrobes.

ENSUITE SHOWER

Comprising shower cubicle, WC low-level flush, tiled flooring.

BEDROOM TWO

12' 8" x 11' 0" (3.86m x 3.35m)

Bedroom with UPVC double glazed window to the rear elevation, carpeted flooring, radiator.

BEDROOM THREE

10' 10" x 10' 1" (3.3m x 3.07m)

Bedroom with UPVC double glazed window to the front elevation carpeted flooring, radiator.

BEDROOM FOUR

10' 11" x 7' 4" (3.33m x 2.24m)

Bedroom with UPVC double glazed window to the rear elevation, carpeted flooring, radiator.

BATHROOM

A refurbished three-piece bathroom suite with bath with shower over, WC low-level flush, wash hand basin, tiled flooring and tiled in part, opaque UPVC window to the rear and side elevation, towel radiator.

OUTSIDE

An impressive private and landscaped rear garden with a range of mature plants, shrubs and trees, patio area, lawn, pathways, fenced and hedged borders. Front garden is landscaped providing ample off-road parking and access to garage.

GARAGE - With up and over doors, power and lighting.



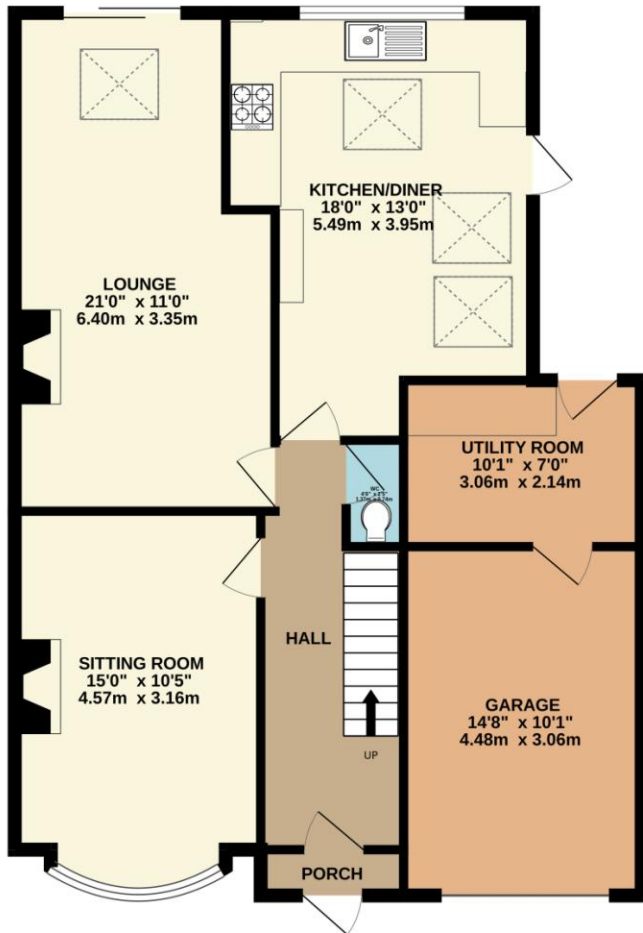
EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C	69	
(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	

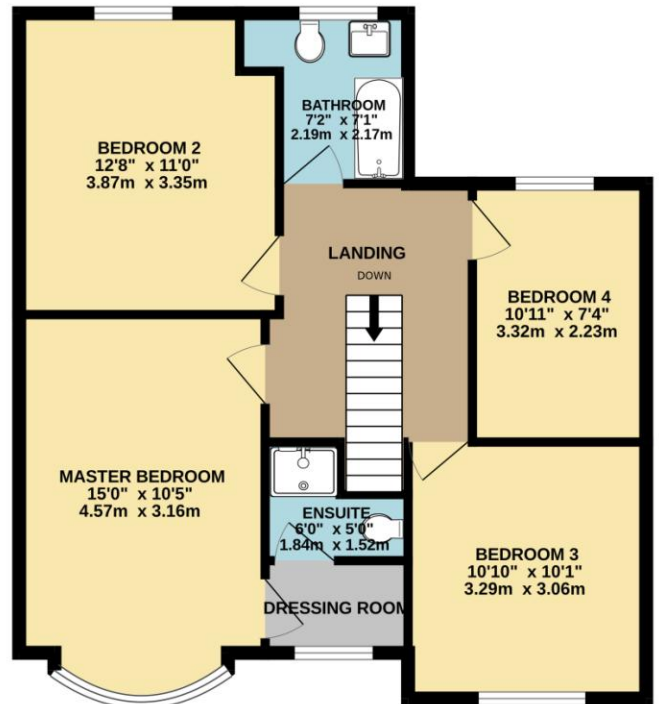


Floorplan

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 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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