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sales & lettings



Greendale Road, Glen Parva
Leicester, LE2 9HB

Offers Over £325,000

Property Features

- Extended Semi Detached
- Three Bedrooms
- Quiet Street Location
- Highly Sought After Area
- Extended Open Plan Living Area
- Immaculate Presentation
- Impressive Gardens
- Garage
- Off Road Parking
- Call To View

Full Description

Phillips George are delighted to present this three bedroom extended semi detached family home nestled on a quiet street within the highly popular location of Glen Parva. The accommodation comprises main entrance hall, lounge, dining room, extended open plan kitchen and living space, landing to three bedrooms and bathroom, front and rear private landscaped mature gardens, ample car standing space and garage. Internal inspection comes highly recommended.

ENTRANCE HALL

Main entrance hall with Terrazzo flooring, oak door to the front elevation, storage cupboard under stairs.

LOUNGE

13' 0" x 11' 0" (3.96m x 3.35m)

Laminate wooden flooring, double French doors leading to kitchen and living space, fire with feature surround and hearth, radiator.

EXTENDED OPEN PLAN LIVING AND KITCHEN.

20' 1" x 17' 9" (6.12m x 5.41m)

An extended open plan light and spacious reception, fitted kitchen with a range of stylish wall and base level units, Corian work surfaces, integral appliances, sink and drainer, UPVC double glazed window to the rear elevation, tiling in part. living area with tiled flooring, sky lights, powder coated aluminium Bi Folding doors leading to rear garden.

DINING ROOM

13' 11" x 11' 10" (4.24m x 3.61m)

UPVC double glazed bay window to the front elevation, carpeted flooring, radiator, chimney feature.



LANDING

Carpeted flooring, UPVC double glazed window to the side elevation.

BEDROOM ONE

13' 0" x 10' 11" (3.96m x 3.33m)

UPVC double glazed window to the rear elevation, stripped wooden flooring, radiator.

BEDROOM TWO

13' 11" x 10' 11" (4.24m x 3.33m)

UPVC double glazed bay window to the front elevation with fitted shutter blinds, stripped wooden flooring and radiator.

BEDROOM THREE

7' 6" x 6' 10" (2.29m x 2.08m)

UPVC double glazed window to the front elevation with fitted shutter blinds, carpeted flooring and radiator.

BATHROOM

Comprising a three piece suite, bath with shower over, wash hand basin, low-level flush WC, fully tiled, opaque UPVC double glazed window to the rear and side elevation.

OUTSIDE

Situated on a larger than average plot with additional outside toilet, this impressive landscaped mature rear garden has multiple patio areas and pathways, a range of mature plants and shrubs, potting area behind the gate with feature Arbor, access to garage. Front garden, landscaped for easy maintenance and providing off-road parking and access to garage.

GARAGE

Tandem garage with power and lights and double doors, UPVC double glazed doors to the side elevation.

SUMMARY SALES DETAILS

- Price : £340,000
- Tenure : Freehold
- Length of lease : N/A
- Annual ground rent amount : N/A
- Ground rent review period : N/A
- Annual service charge amount : N/A
- Service charge review period : N/A
- Council tax band : C



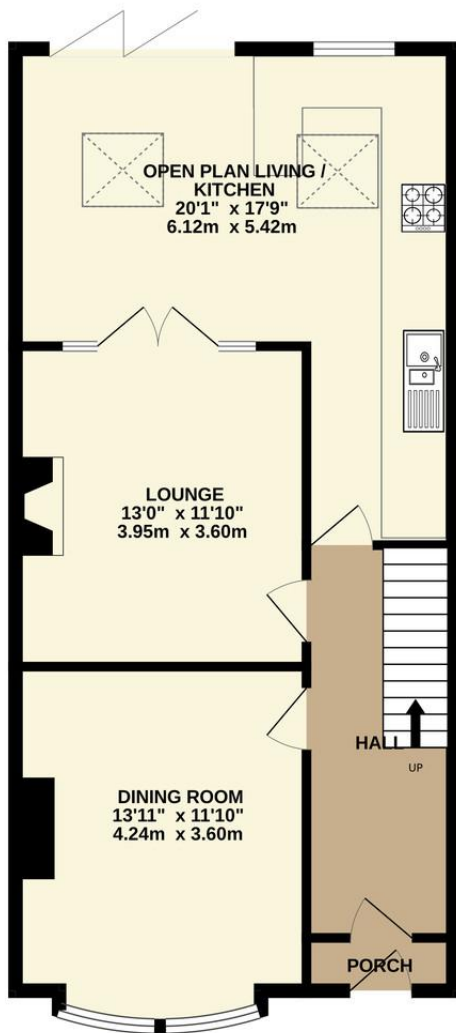
EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

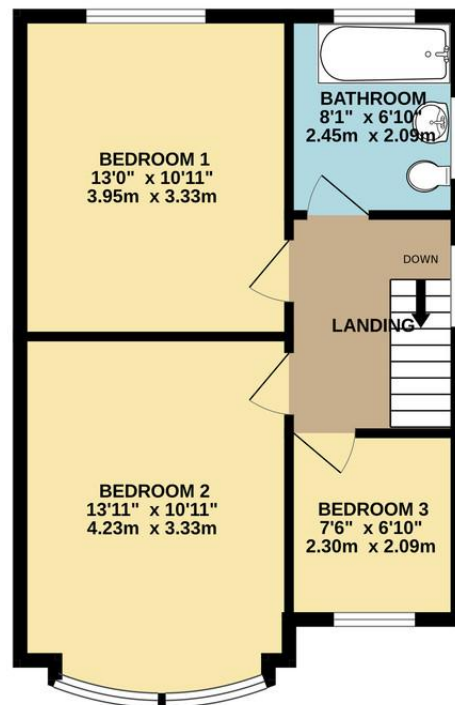


Floorplan

GROUND FLOOR
675 sq.ft. (62.7 sq.m.) approx.



1ST FLOOR
463 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 1139 sq.ft. (105.8 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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