



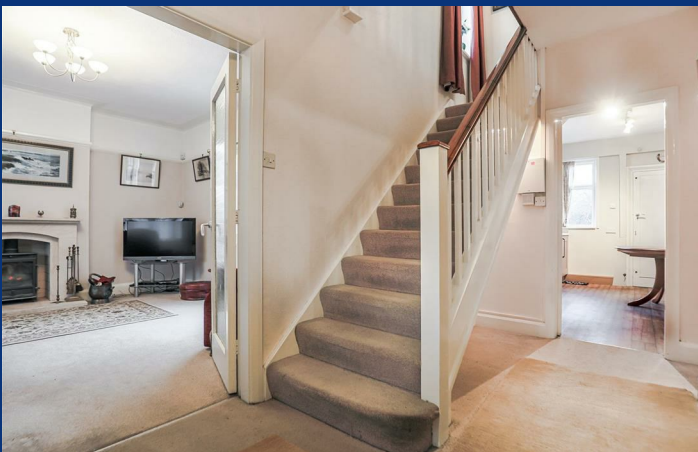
102, LEICESTER ROAD, GLEN PARVA, LEICESTER, LE2 9HE

OFFERS IN EXCESS OF £500,000

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON

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A generously proportioned three bedroomed period detached family home situated in a convenient and popular position within Glen Parva. The property was originally constructed in 1923 and retains many period features with the benefit of gas fired central heating and secondary unit glazing the accommodation is approached via an entrance porch, entrance hallway with staircase rising to the first floor, lounge with fireplace and log burner, double doors lead to conservatory overlooking the private gardens to the rear. Dining room, breakfast kitchen, rear utility room and cloakroom / w.c.

First floor landing three bedrooms and family bathroom. Separate w.c.



Outside; to the front there is ample car standing and single brick built garage, delightful mature and private gardens to the rear. EPC -D.

LOCATION

The property is situated on the fringes of the popular and convenient well established area of Glen Parva which is close to the village of Blaby which gives a range of excellent local shops, educational and recreational facilities, together with good access to the city centre, Aylestone village and Fosse Park shopping centre, inner and outer ring road system, access to the M1 and M69 motorways and Leicester has railway services to London St Pancras.

VIEWINGS AND DIRECTIONAL NOTE

All viewing should be arranged through Andrew Granger & Company on 0116 2429922. The property may be approached from Leicester, proceeding south bound along the Aylestone Road, A426, continuing over the outer ring road traffic lights, A563, into Leicester Road, through Glen Parva, with the property easily located by an Andrew Granger & Co for sale board on the right hand side.

ACCOMMODATION IN DETAIL

It is understood that the property was constructed in 1923 by the local builder Thurlby of Countesthorpe and

retains many original period features including leaded and stained decoratively glazed windows, staircase with wooden hand rail and ornate balustrade and tiled fireplaces and picture rails. The property also benefits from solar panels and a burglar alarm system.

GROUND FLOOR

ENTRANCE PORCH

Accessed via an arched oak door with inset stained glass and leaded ornate windows and doorway leading to;

ENTRANCE HALLWAY

A spacious entrance hallway with staircase rising to first floor, radiator and doors leading to principle reception rooms

LOUNGE 14'9" x 13'0" (4.50 x 3.97)

With large bay window to front elevation with secondary glazing and high level stained glass top panels, feature stone fireplace with inset multi fuel burner, radiator picture rails, door with side screen leading to conservatory.

CONSERVATORY 12'7" x 8'6" (3.84 x 2.60)

A delightful versatile conservatory / summer room with views over the private rear gardens, low brick facing wall, doors leading to the rear gardens and tiled floors.

DINING ROOM 14'8" x 13'0" (4.49 x 3.98)

With original tiled fire place, picture rail, radiator, coving to ceiling, large bay window to front elevation with secondary glazing and top level stained and leaded windows and further window to rear elevation.

BREAKFAST KITCHEN 13'5" x 9'11" (4.09 x 3.03)

A recently updated kitchen with a range of base level cupboards with quartz worksurface over and tiled splashbacks, sink and drainer unit with mixer tap over, Neff slide and hide built in oven, Neff hob and walk in pantry with shelving, radiator. Windows to both the side and rear elevations and doorway leading to the rear lobby area.





UTILITY ROOM 6'1" x 5'11" (1.86 x 1.81)

With sink unit and space for washing machine and tumble drier, Boiler room with gas fired central heating boiler, doors to the rear and side elevations giving access to the rear gardens.

CLOAKS / W.C

With high level w.c.

FIRST FLOOR

LANDING

With access to roof void and pull down ladder. three useful built in storage cupboards and window to side elevation.

BEDROOM 1 13'1" x 12'7" (4.00 x 3.85)

With window to front elevation and radiator, window to rear.

BEDROOM 2 13'0" x 12'2" (3.97 x 3.72)

With window to front and rear elevations, original fireplace with tiled inset, wash hand basin, radiator and picture rail

BEDROOM 3 8'11" x 6'5" (2.74 x 1.98)

With window to front elevation and radiator.

FAMILY BATHROOM

Comprising shower pod, large double bath, pedestal wash hand basin, wall and floor tiling and window to side elevation,

W.C

With w.c, radiator and window to side elevation.

OUTSIDE

GARAGE

A brick built garage with up and over doorway, power and light connected and windows to the side and personnel door to the rear.





REAR GARDENS

To the rear of the property are delightful mature private gardens accessed via a gated access from both sides of the property. Two ponds with water feature link, two greenhouses, timber summer house. Large timber workshop shed with power and light and coal bunker. The rear gardens have a large patio area immediately to the rear of the property and floral and shrub deep borders. Mature fruit trees and bushes. The garden uniquely also contains a hobby railway track which circles the perimeter of the delightful rear gardens.

PURCHASING PROCEDURE

If you are interested in any of our properties then you should contact our offices at the earliest opportunity. We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential purchasers and establish how they intend to fund their purchase.

APPRAISALS

If you have a house to sell then we offer a Free Valuation, without obligation.

SURVEYS

Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our Surveying Department on 0116 242 9933.

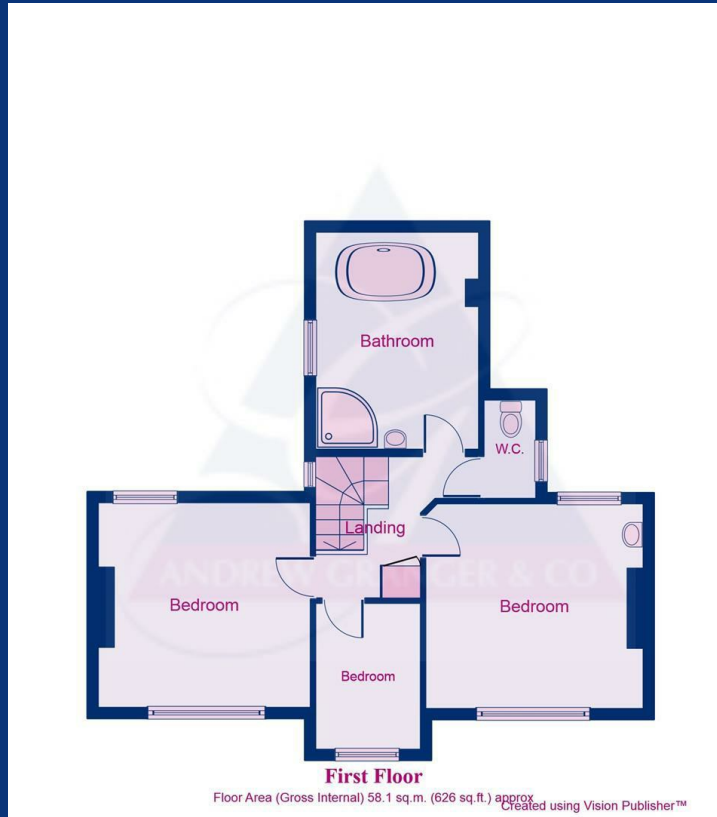
MONEY LAUNDERING

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

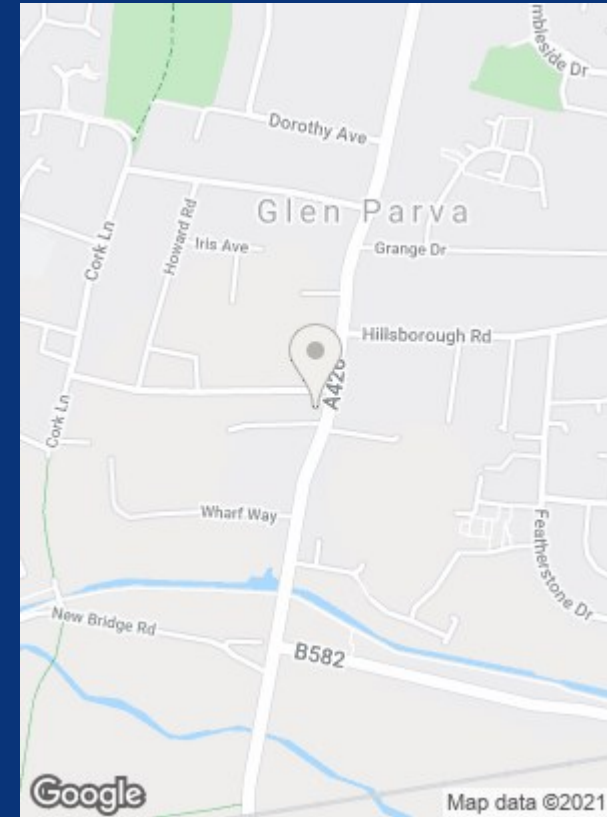
ENERGY PERFORMANCE CERTIFICATE

EPC - D.





LOCATION



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