



FOR SALE

4 Bed Detached House in Greendale Road, Leicester LE2 9HD

Offers Over £425,000



PROPERTY FEATURES

- Detached Residence
- Three / Four Bedrooms
- Deceptively Extended
- Two Master Ensuites
- Highly Popular Street Location
- Extended Living Area
- Enclosed Summer Room
- Immaculate Throughout
- Off Road Parking & Garage
- Call Phillips George To View



FULL DESCRIPTION

An exceptional and unique four bedroom detached residence situated in the sought after area of Glen Parva. This beautifully presented home offers extended living spaces, ideal for families or those who enjoy entertaining. The property features two luxurious en-suites, a spacious entertainment room and a charming summer room adding a touch of tranquillity. Occupying a generous plot, this one of a kind home is a rare opportunity, combining modern comfort with distinctive character throughout.



MAIN ENTRANCE HALLWAY

Main entrance porch with composite door the front, inner entrance hall, with feature door the front, laminate wooden flooring and radiator, storage space under stairs.

LOUNGE / ORIGINAL BEDROOM

15' 0" x 10' 0" (4.57m x 3.05m) Light and spacious reception with carpeted flooring, radiators, bay window to the front, log burner.



BEDROOM THREE

13' 3" x 9' 11" (4.04m x 3.02m) Carpeted flooring, radiator, bay window to the front.

LIVING / KITCHEN AREA

25' 0" x 18' 0" (7.62m x 5.49m) Expansive living area with half carpeted and half tiled flooring, stylish fitted kitchen with a range of wall and base units, integral oven and hob with extraction over, sink and drainer, dish washer, storage cupboard, mood changing 'up' lighting, double glazed window to the rear. French doors leading to outside summer room area.



Phillips George



UTILITY ROOM

9' 11" x 5' 0" (3.02m x 1.52m) A range of wall and base units, combination gas central heating boiler, roll edge work surfaces, door to the side, CCTV.

GROUND FLOOR BATHROOM

Comprising a three piece suite, bath with glass screen and shower over, low level flush W.C, wash basin, opaque double glazed window to the side, radiator.

LANDING

Accessed by main entrance hall.

MASTER BEDROOM

19' 0" x 17' 7" (5.79m x 5.36m) Carpeted flooring, radiator, double glazed window to the rear, walk in wardrobe with bespoke shelving.

ENSUITE

Comprising a three piece suite with shower cubicle, low level flush W.C, wash basin, radiator.

BEDROOM TWO

19' 0" x 15' 10" (5.79m x 4.83m) Carpeted flooring, radiator, skylight windows to front and rear, ethernet connectivity.

ENSUITE

Comprising a three piece suite with shower cubicle, low level flush W.C, wash basin, radiator.

SUN ROOM

Fully enclosed sun room with patio and entertaining area, raised steps to French doors leading to garden.

OPTIONAL POOL ROOM

A fully enclosed entertainment area with sitting area, temporary swimming pool, double glazed windows and French doors to garden, power and lighting, and heating system for pool with ethernet connectivity.

GARAGE / WORKSHOP

Power and lighting with up and over doors.

OUTSIDE

The front of the property is landscaped proving parking for multiple cars and access to the garage. The rear garden is mainly laid to lawn with a patio area and pathway, electronic key code gated side access based under carport. The property is fully alarmed.





Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92-100)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E



TOTAL FLOOR AREA: 2737 sq ft (254.3 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for 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.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

