JAMES SELLICKS

19 Glen Rise

GLEN PARVA
LEICESTER
LE2 9HA

Guide Price: £375,000





Tucked away within a quiet cul-de-sac in the popular residential area of Glen Parva, this spacious two-bedroom detached bungalow occupies a generous plot extending to approximately 0.20 acres, boasting beautifully established gardens, excellent off-road parking and versatile living accommodation.

Having been well maintained by the current owner, the property offers an exciting opportunity for purchasers wishing to modernise to their own tastes, with further potential to extend, subject to the necessary planning consents.

Spacious two-bedroom detached bungalow • quiet cul-de-sac position • generous plot with magnificent established gardens • spacious open-plan sitting & dining room • superb extended garden room • two generous double bedrooms with fitted storage • driveway providing ample off-road parking • single garage, utility outbuilding & shed • excellent potential to modernise or extend (subject to consents) • EPC – C

Location

Glen Parva is a popular residential suburb situated approximately four miles south of Leicester city centre, offering convenient access to the city's professional quarters, shopping facilities and mainline railway station. The nearby village of Blaby provides a good range of everyday amenities, whilst Fosse Retail Park and the M1/M69 motorway networks are within easy reach, offering excellent shopping and transport connections.

Accommodation

A porch leads into a welcoming hallway, benefiting from two useful storage cupboards. The bedroom accommodation is next, a generously proportioned double master room enjoying a window overlooking the front aspect and an excellent range of fitted wardrobes, and the second bedroom, equally well proportioned, with dual-aspect windows allowing plenty of natural light, together with further fitted storage. There is a shower room fitted with a suite comprising a corner shower enclosure, wash hand basin with vanity storage, low flush WC and bidet, complemented by white wall tiling with contrasting black detailing.

At the heart of the home is a spacious open-plan sitting and dining room, providing comfortable and versatile accommodation for both everyday living and entertaining. The sitting area enjoys a feature fireplace with decorative surround, whilst windows to the side provide natural light. The adjoining dining area offers ample space for a dining table and leads seamlessly through to a superb extended garden room.

A particularly attractive addition, providing a wonderfully light and spacious second reception area, the garden room features tiled flooring, a roof lantern and an impressive expanse of sliding glazed doors opening directly onto the rear garden. Currently arranged as a relaxing seating area, this delightful space creates a lovely connection between the house and its beautiful outdoor surroundings.

The kitchen is fitted with an extensive range of eye and base level units and drawers, complemented by generous preparation surfaces, a sink with drainer, four-ring gas hob with extractor over and fitted oven. There is additional space for a freestanding fridge and freezer, together with plumbing for a washing machine. A useful side entrance provides convenient access to the driveway and garage.









Outside

The property is approached via a substantial tarmac driveway providing off-road parking for several vehicles and continuing along the side of the bungalow to a single garage with adjoining outbuilding currently utilised as a utility room but equally suitable for workshop purposes, and a further substantial garden shed providing excellent additional storage.

Undoubtedly one of the property's outstanding features is its magnificent rear garden. Extending to a considerable depth, this beautifully established outdoor space has been lovingly tended over the years and offers an abundance of mature trees, shrubs and colourful planting, creating a wonderfully private and peaceful setting. A paved patio immediately adjoining the garden room provides an ideal space for outdoor dining, whilst winding pathways lead through the garden, opening onto a generous lawn surrounded by established borders and further seating areas.

Listed Status: None. Conservation Area: None. Local Authority: Blaby District, Tax Band: C
Services: Offered to the market with all mains services.
Broadband delivered to the property: Unknown. Construction: To be confirmed.
Wayleaves, Rights of Way & Covenants: Historic restrictive covenants relating to boundary maintenance, residential use, building consent, commercial activity and building lines, with buyers advised to seek clarification from their solicitor.
Flooding issues in the last 5 years: None our Clients are aware of.
Planning issues: None our Clients are aware of.
Accessibility: Lateral living, no specific accessibility modifications made.



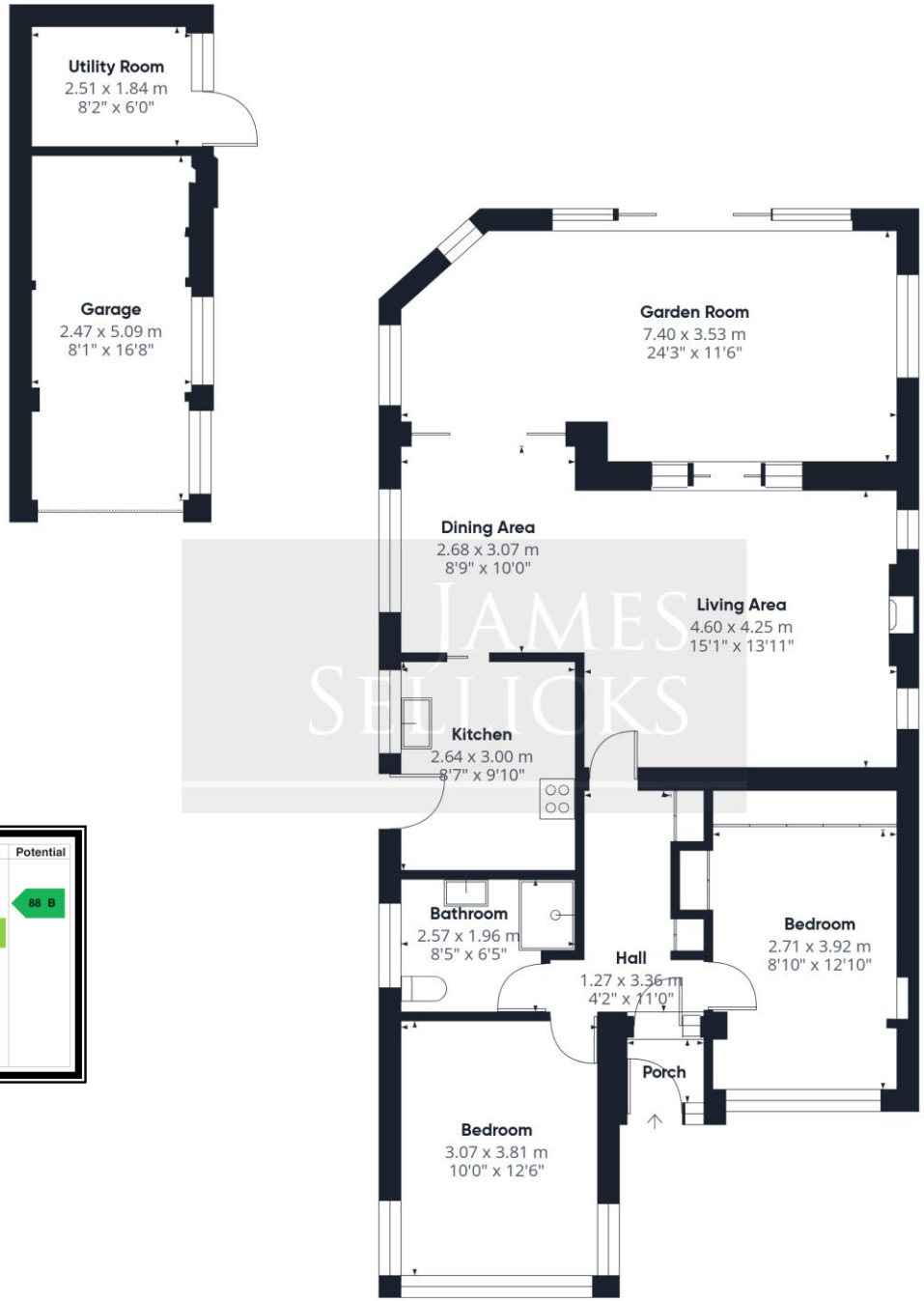


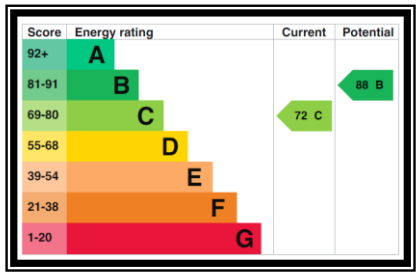














JAMES SELLICKS

Approximate total area(1)

113.1 m²

1218 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Leicester Office
56 Granby Street
Leicester
LE1 1DH
0116 2854554
info@jamessellicks.com

Market Harborough Office
01858 410008

Oakham Office
01572 724437

jamessellicks.com

Important Notice
James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3) No person in the employment of James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

Measures and Other Information
All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



