



# Greendale Road, Glen Parva, Leicester

Offers Over £350,000





A special home, set along the well-regarded Greendale Road in Glen Parva. Positioned on a quiet stretch, the property enjoys a generous frontage and a welcoming sense of arrival, with a layout that already provides excellent versatility. With multiple reception areas, a bright extended kitchen and a garden room overlooking the rear garden, the foundations are in place for a superb long-term home.



### Entrance & Hallway

Stepping inside, a wide and welcoming entrance hallway immediately highlights the sense of space on offer. The hallway continues through the home, creating a natural flow between the different areas.

### Living Areas

One large reception room sits to the front of the property, enjoying an outlook onto the quiet road and offering a comfortable, well-proportioned living space.

The main living room, located at the rear of the home, spans an impressive footprint, offering a flexible open space with a feature fireplace and plenty of scope for different layouts depending on your lifestyle. This room flows naturally into the garden room beyond, a lovely addition that draws in natural light and provides a relaxing space to sit and enjoy views over the rear garden throughout the seasons.



### Kitchen & Utility

At the heart of the home lies the extended kitchen, a bright and characterful space centred around a striking Aga, creating a real focal point. There is ample room for cabinetry and preparation space, making it both functional and inviting. To the rear, a separate utility area adds further convenience, keeping the main kitchen uncluttered and practical for everyday use.

## Bedrooms

The principal bedroom, located upstairs, provides a private and peaceful retreat, featuring a large window that fills the space with natural light and useful storage within the eaves.

Generous in size, it offers excellent sleeping accommodation with scope for additional furnishings. Opposite the kitchen, the second bedroom is a generous double, comfortably accommodating a king-size bed along with wardrobes and additional furniture, making it an ideal principal or guest bedroom on the ground floor. The third bedroom is cleverly tucked away behind a sliding door in the main hallway, a flexible room that could equally serve as a guest bedroom, study or hobby space.





Bathroom - To the left of the hallway, the family bathroom is fitted with a WC, wash hand basin, integral storage cabinetry, towel radiator and a corner shower unit; all designed with practicality in mind.

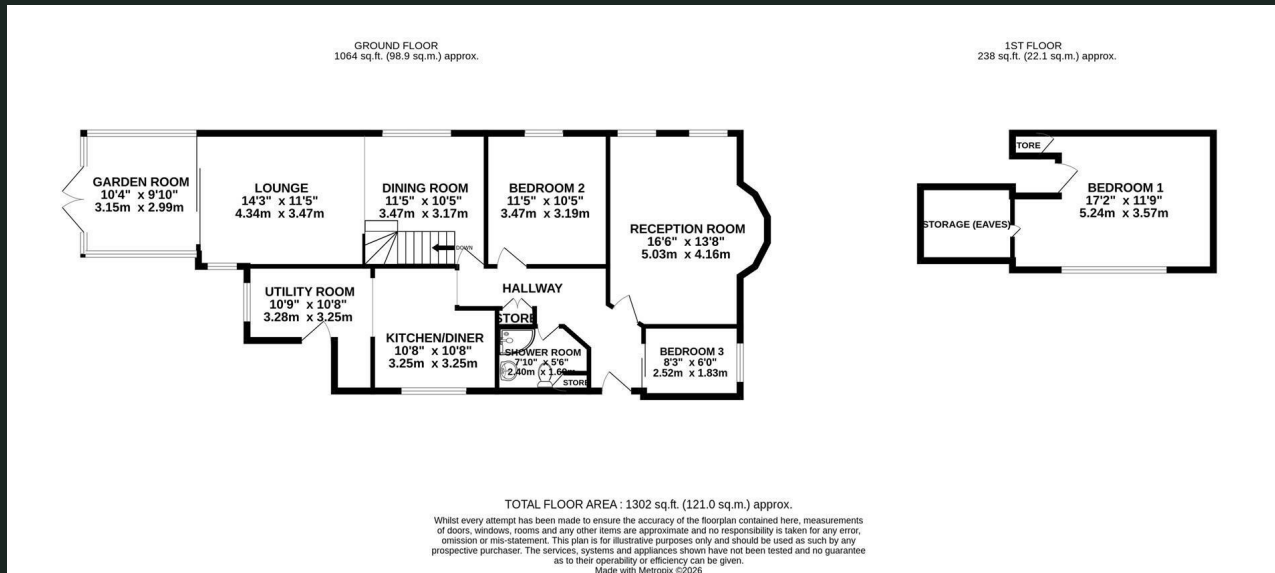


Outside Space - The rear garden is a generous and established space with a patio, lawn and well-stocked borders. Further areas offer a more natural, cottage-style feel with planting, pathways and growing space including a greenhouse. A timber shed sits to the rear, and the garden offers excellent potential to enhance and personalise.



# Key Features:

- Detached dormer bungalow in a sought-after location
- Three well-proportioned bedrooms
- Three versatile reception spaces including garden room
- Generous plot with mature, private rear garden
- Extended kitchen featuring a statement Aga
- Excellent potential to personalise and create a long-term home



# REZIDE



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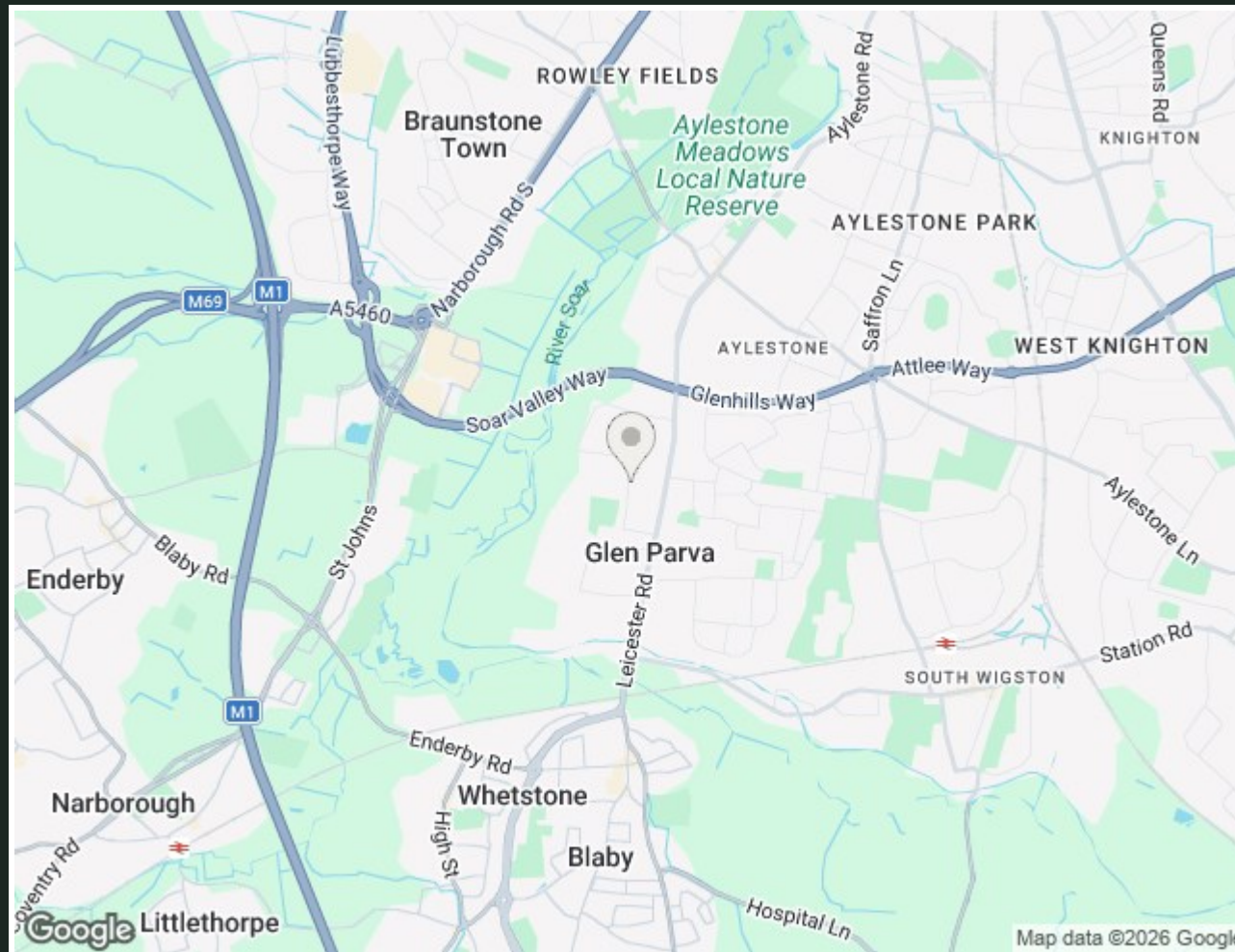
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1302.00 sq ft

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# Where to find Greendale Road, Glen Parva, Leicester



Set within the well-established and ever-popular suburb of Glen Parva, Greendale Road offers a lifestyle that balances everyday convenience with a quieter residential feel. The area is well-served by local amenities including shops, schools and green open spaces, while remaining within easy reach of Leicester city centre. Excellent transport links via the nearby A426 and M1 motorway make this a practical choice for commuters, while surrounding countryside provides a welcome escape for weekend walks and outdoor pursuits.