



57 Meredith Road, Leicester
£399,950

MOORE
& YORK



57 Meredith Road

Leicester, Leicester

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Extended Detached Family Home
- Lounge & Sitting Room
- Dining Area & Kitchen/Breakfast Room
- Bathroom & Shower Room
- Popular Location
- No Onward Chain
- Short Drive to Fosse Park Retail Centre & M1/M69 Junction



DETACHED ACCOMMODATION

UPVC sealed double glazed French doors leading to;

ENTRANCE PORCH

Radiator, UPVC sealed double glazed windows, hardwood and glazed door leading to;

ENTRANCE HALL

Stairs leading to first floor accommodation, original porthole leaded light picture window.

LOUNGE AREA

18' 11" x 11' 11" (5.77m x 3.63m)

Stone effect gas fire set in display surround, TV point, radiator, UPVC sealed double glazed bay window to front aspect, archway leading to;

SITTING ROOM

15' 0" x 11' 4" (4.57m x 3.45m)

Radiator, UPVC sealed double glazed French door to rear garden.

DINING ROOM

16' 0" x 8' 11" (4.88m x 2.72m)

Wall mounted glazed display cabinets, radiator, fitted drawers and cupboards, radiator, under floor heating, tiled flooring, private door to storage garage, archways to;

KITCHEN/BREAKFAST ROOM

16' 0" x 10' 7" (4.88m x 3.23m)

Comprising one and a half bowl sink unit with cupboards under, matching base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, glazed display cabinet, breakfast bar, range five gas burner cooker with extractor fan over, fridge/freezer space, breakfast bar, underfloor heating, tiled flooring, UPVC sealed double glazed window and door to garden.

FIRST FLOOR LANDING

Access to loft comprising two separate loft rooms (10'2" x 12' & 12' x 13') both fully boarded with Velux windows, power and light, heating and ample





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GARDEN

Block paved parking to front with side storage garage with up and over door. Patio and lawns garden to rear.

REAR GARDEN

Patio and lawns garden to rear.

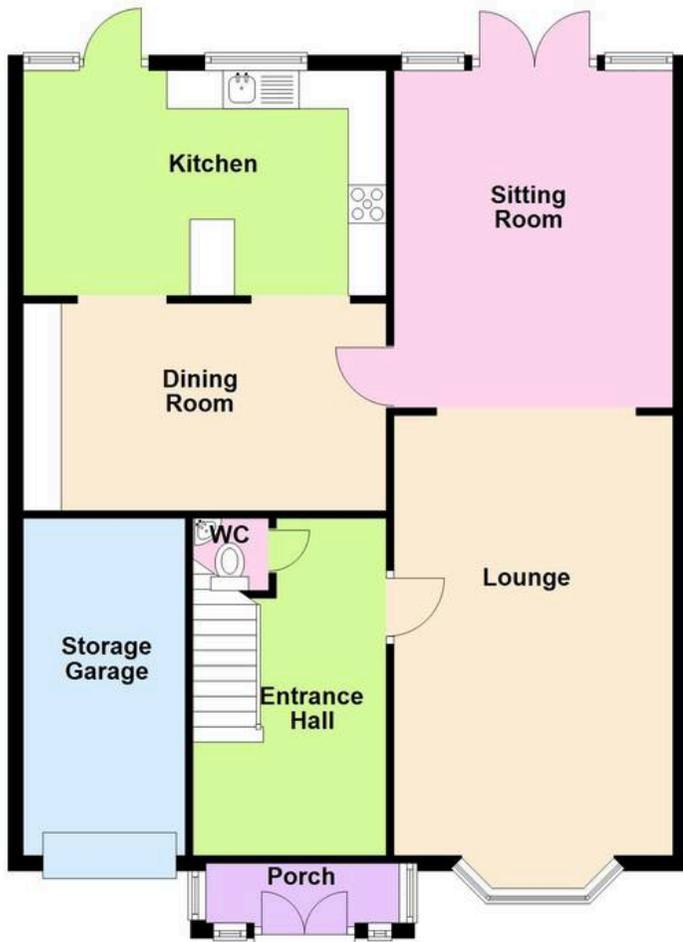
GARAGE

Single Garage

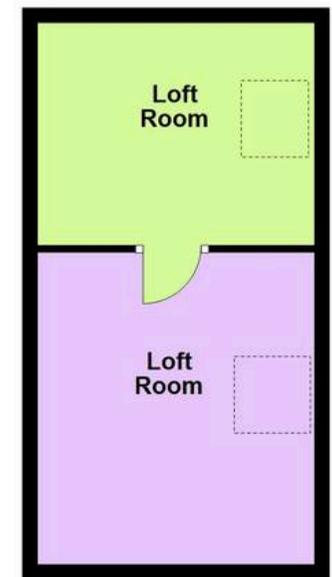
Side storage garage with up and over door



Ground Floor



First Floor





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Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.