



57 Meredith Road, Leicester LE32EP

MOORE  
& YORK





### Property at a glance:

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

Guide Price £425,000 Freehold



Extended detached four bedroom family home situated in this popular location offering easy access to all local amenities and within a short drive of the popular Fosse Park Retail centre and the M1/M69 road junction offering excellent transport links. The property is being sold with no upward chain and the centrally heated and double glazed accommodation briefly comprises to the ground floor entrance porch, entrance hall, cloakroom/WC, lounge area, sitting area, dining room and kitchen/breakfast room and to the first floor a landing with access to two loft rooms, four bedrooms, shower room and bathroom and stands with gardens to rear and ample parking to front and side storage garage. The property will ideally suit the growing family.

### 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

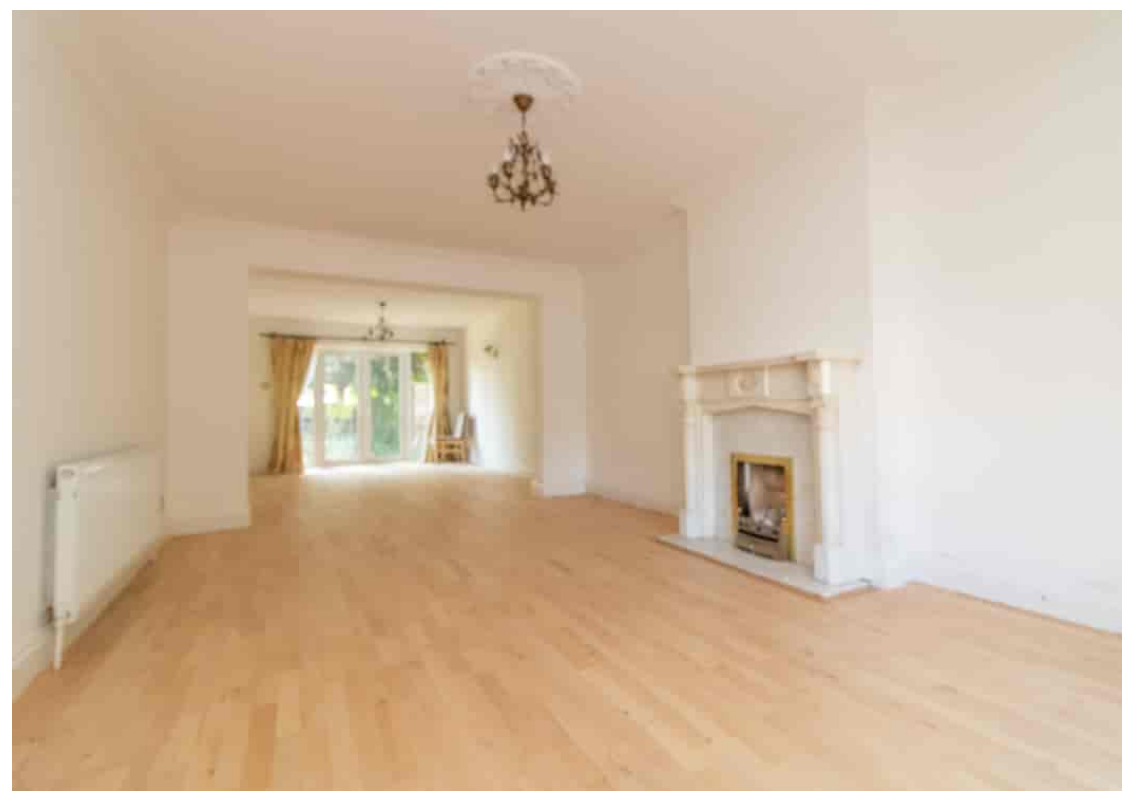
18' 11" x 11' 11" (5.77m x 3.63m) Stone effect gas fire set in display surround, TV point, radiator, UPVC sealed double glazed bay window to front aspect, archway leading to;

### 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 headroom.

## BEDROOM 1

13' 9" x 12' 0" (4.19m x 3.66m) Radiator, UPVC sealed double glazed window, fitted wardrobe and dressing table.

## BEDROOM 2

12' 0" x 9' 3" (3.66m x 2.82m) Radiator, UPVC sealed double glazed window, fitted wardrobe and dressing table.

## BEDROOM 3

9' 2" x 8' 0" (2.79m x 2.44m) Radiator, UPVC sealed double glazed window, fitted wardrobe and dressing table.

## BEDROOM 4

10' 3" x 6' 9" (3.12m x 2.06m) Radiator, UPVC sealed double glazed window, fitted wardrobe and dressing table.

## SHOWER ROOM

8' 6" x 6' 0" (2.59m x 1.83m) Three piece suite comprising corner tiled shower cubicle, his and hers sink units set in bathroom cabinet, and low level WC, designer vertical radiator, UPVC sealed double glazed window, tiled splash backs.

## BATHROOM

9' 0" max x 6' 6" (2.74m x 1.98m) Three piece suite comprising Whirlpool bath, designer sink and low level WC, vertical designer radiator, UPVC sealed double glazed window.

## OUTSIDE

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

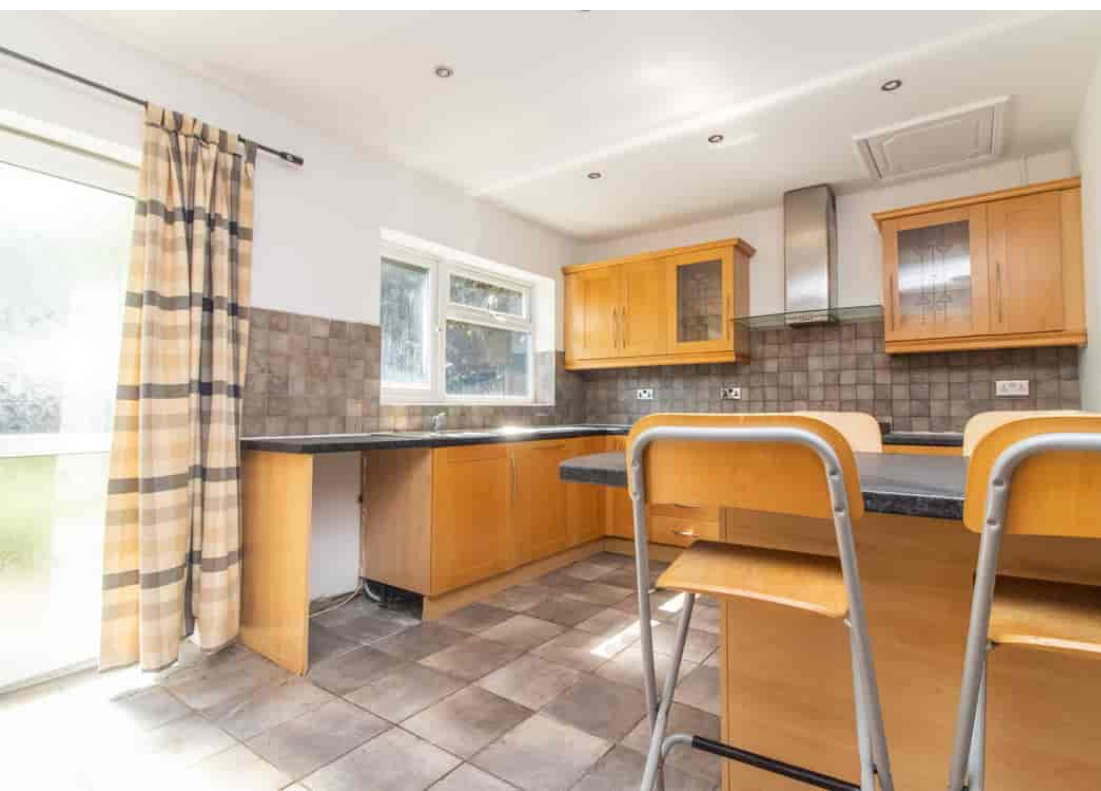
## SERVICES

All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property. and windows are double-glazed.











## VIEWING

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

## MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal, potentially saving you money. If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

## FLOOR PLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

## TENURE

Freehold

## EPC RATING

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## COUNCIL TAX BAND

Leicester D

## IMPORTANT INFORMATION

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.

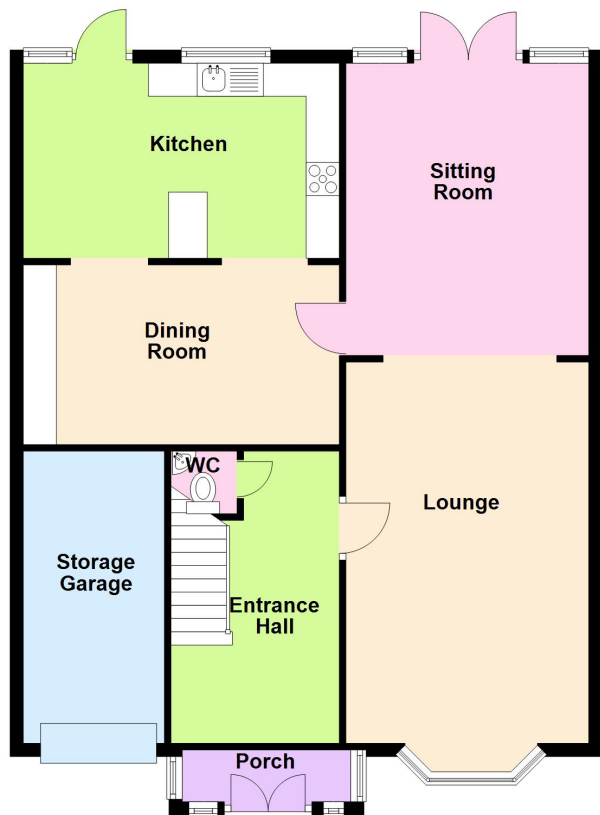




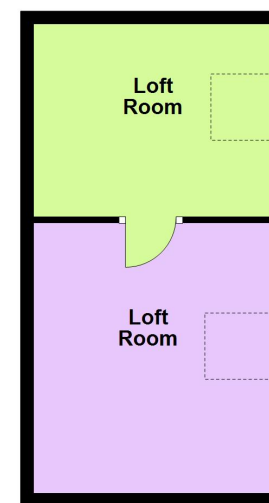
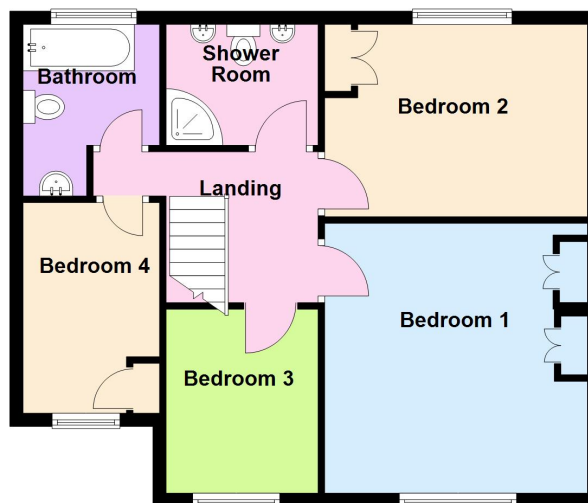




**Ground Floor**



**First Floor**



IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property " if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor



