



4
Bedrooms

2
Bathrooms



Kings are pleased to present this four-bedroom detached property found on Meredith Road located in the Rowley Fields area. The location of this property is ideal for buyers looking to stay living in the city but away from the cramped areas which this property offers being found just off Narborough Road down a quiet street and within close proximity to local amenities including supermarkets, local shops, Fosse Shopping Park, places of worship, local schools and major access road and bus routes. The property has recently been renovated and requires next to no work meaning the buyers have a blank canvas to work with in order to make it their own. The layout of the property is inclusive of a ground floor consisting of a through lounge, garage and kitchen/diner, a first floor consisting of four bedrooms and two bathrooms, and a second floor offering additional storage space.

Available by appointment only, call Kings now!!!! 0116 352 7012

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As you enter the property you initially make your way through a small porch area making it an ideal greeting point for any visitors, as you pass through the porch you then enter a spacious entrance hallway providing access to the stairway, downstairs wc, kitchen/diner and through lounge. The lounge has been separated via an opening making it a possibility to have one through lounge or two separate reception rooms. The living room located at the front of the property offers a spacious living space consisting of hardwood flooring, an integrated fireplace, wall mounted radiator and a large, front facing double-glazed bay window. The reception room to the rear is an extension of the original living room consisting also of hardwood flooring, a wall mounted radiator, kitchen/diner access and rear garden access via double doors. The kitchen/diner is also separated into two sections with a large kitchen big enough for a breakfast bar as well as a separate dining space divided by an opening. The garage is a single garage which is integrated into the property and is accessed via the kitchen/diner.

As you proceed up the stairway onto the first floor you are welcomed by a spacious landing area providing access to each bedroom and both bathrooms individually as well as a stairway leading to the storage rooms on the second floor. Bedroom one is the master bedroom being a double bedroom located at the front of the property consisting of hardwood flooring, fitted worktops, fitted wardrobes, a front facing double-glazed window and a wall mounted radiator. Bedroom two is also a double bedroom which is located at the rear of the property and bedrooms three and four are single bedrooms located at the front of the property. All bedrooms consist of the same features as bedroom one including fitted wardrobes, double-glazed windows and wall mounted radiators. The property also benefits from having two fully functional bathrooms with the only difference being that the bathroom situated next to bedroom two has a shower whilst the bathroom located next to bedroom four has a bath. Each bathroom consists of tiling throughout, a sink, toilet and rear facing double-glazed window.

This property is one not to miss out on most importantly due to the fact that it benefits from the following; no chain, located in a sought-after area, large garden, next to no work needed, additional storage space on the second floor, gas central heating and a driveway big enough for multiple vehicles. Available by appointment only, call Kings now!!!! 0116 352 7012

Property Info

Ground Floor

Living Room: 5.77m x 3.64m (18'11" x 11'11") – located at the front of the property offers a spacious living space consisting of hardwood flooring, an integrated

fireplace, wall mounted radiator and a large, front facing double-glazed bay window.

Reception Room: 4.58m x 3.45m (15' x 11'4") – an extension of the original living room consisting also of hardwood flooring, a wall mounted radiator, kitchen/diner access and rear garden access via double doors.

Kitchen/Diner: 3.23m x 4.88m (10'7" x 16') – located at the rear of the property consisting of tiled flooring, fitted worktops and storage cupboards, a fridge/freezer, free standing oven/hob, fitted breakfast bar, rear facing double-glazed window and rear garden access

Dining Room: 2.71m x 4.88m (8'11" x 16') – separate dining area consisting of tiled flooring, fitted cupboards, access to the garage and a wall mounted radiator

Garage: 4.41m x 2.06m (14'6" x 6'9") – integrated single garage

First Floor

Bedroom One: 4.19m x 3.65m (13'9" x 12') – master bedroom being a double bedroom located at the front of the property consisting of hardwood flooring, fitted worktops, fitted wardrobes, a front facing double-glazed window and a wall mounted radiator.

Bedroom Two: 2.82m x 3.67m (9'3" x 12') – double bedroom which is located at the rear of the property consisting of hardwood flooring, fitted wardrobes, a front facing double-glazed window and a wall mounted radiator.

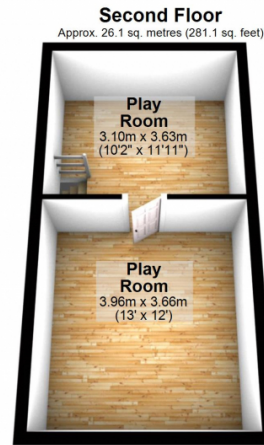
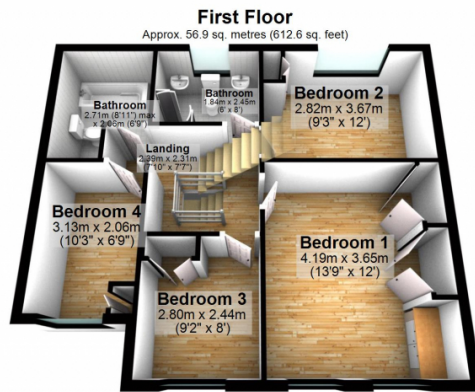
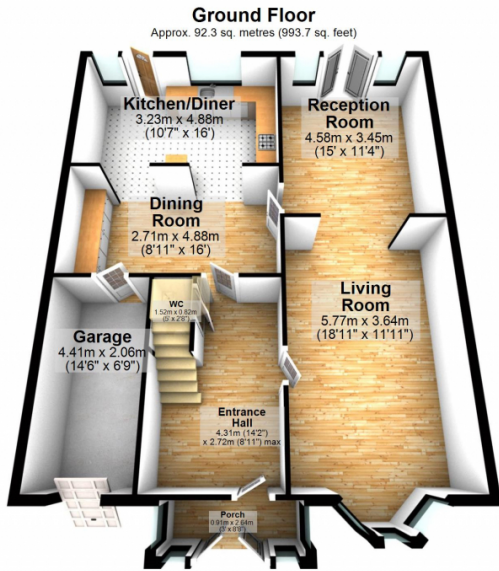
Bedroom Three: 2.80m x 2.44m (9'2" x 8') – single bedroom located at the front of the property consisting of hardwood flooring, fitted wardrobes, a front facing double-glazed window and a wall mounted radiator.

Bedroom Four: 3.13m x 2.06m (10'3" x 6'9") – single bedroom located at the front of the property consisting of hardwood flooring, fitted wardrobes, a front facing double-glazed window and a wall mounted radiator.

Bathroom: 1.84m x 2.45m (6' x 8') – first family bathroom located next to bedroom two consisting of tiling throughout, shower, sink, toilet and rear facing double-

glazed window

Bathroom: 2.71m x 2.06m (8'11" x 6'9") - second family bathroom located next to bedroom four consisting of tiling throughout, a bath, sink, toilet and rear facing double-glazed window



Total area: approx. 175.3 sq. metres (1887.4 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	39 E	
21-38	F		
1-20	G		

