



Merlin Road, Leicester, LE4 9AT



Part of
**SHELDON
BOSLEY
KNIGHT**
LAND AND
PROPERTY
PROFESSIONALS

Property Description

A VERY WELL PROPORTIONED SEMI-DETACHED HOUSE SITUATED ON THE NORTHERN FRINGE OF LEICESTER ON THE BORDER OF THURMASTON, CURRENTLY BACKING ONTO OPEN COUNTRYSIDE.

Gas central heating, UPVC double glazed windows, entrance hall, cloakroom/w.c., generous sized lounge, fitted dining kitchen with patio doors onto the rear garden, first floor landing, master bedroom with en suite shower room, 2 further bedrooms and family bathroom. Off road parking/driveway for 2 vehicles, enclosed rear garden.

The property is located on a small development off Barkby Thorpe Road to the north of the city close to Thurmaston and Syston, which both provide a variety of facilities, services and schooling.

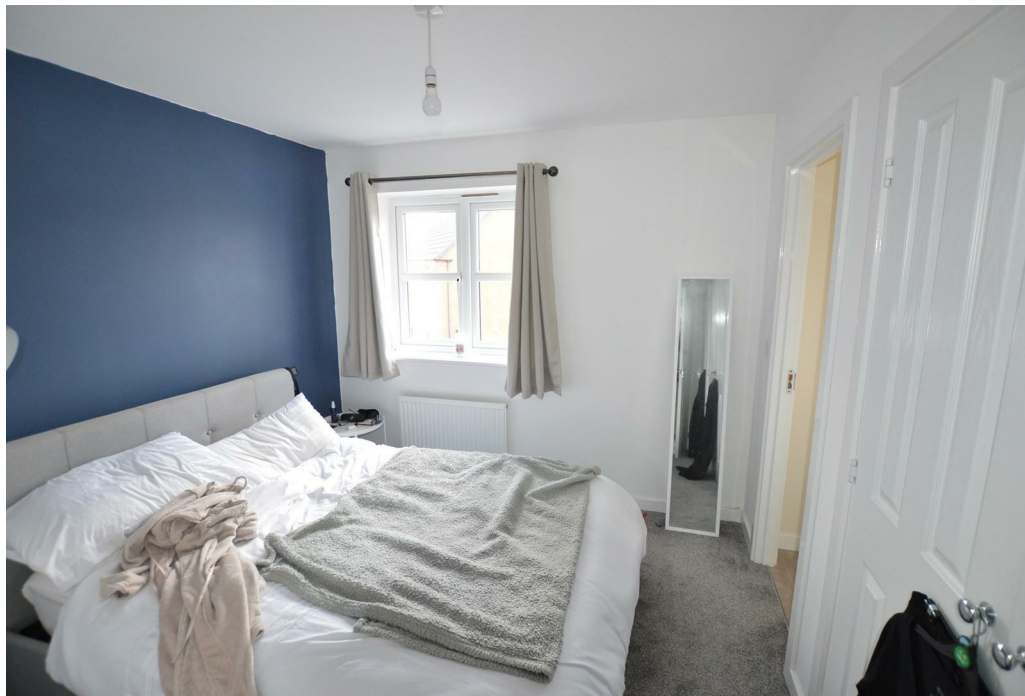




Key Features

- WELL PROPORTIONED SEMI-DETACHED HOUSE
- NORTHERN FRINGE OF LEICESTER CLOSE TO THURMASTON AND SYSTON
- BACKING ONTO OPEN COUNTRYSIDE
- GAS CENTRAL HEATING, UPVC DOUBLE GLAZING, PV SOLAR PANELS
- ENTRANCE HALL, CLOAKROOM/W.C., SPACIOUS LOUNGE
- FITTED DINING KITCHEN WITH PATIO DOORS TO REAR GARDEN
- LANDING, MASTER BEDROOM WITH EN SUITE SHOWER ROOM
- 2 FURTHER BEDROOMS AND FAMILY BATHROOM
- OFF ROAD PARKING/DRIVEWAY FOR 2 VEHICLES
- ENCLOSED REAR GARDEN

Guide Price
£269,950





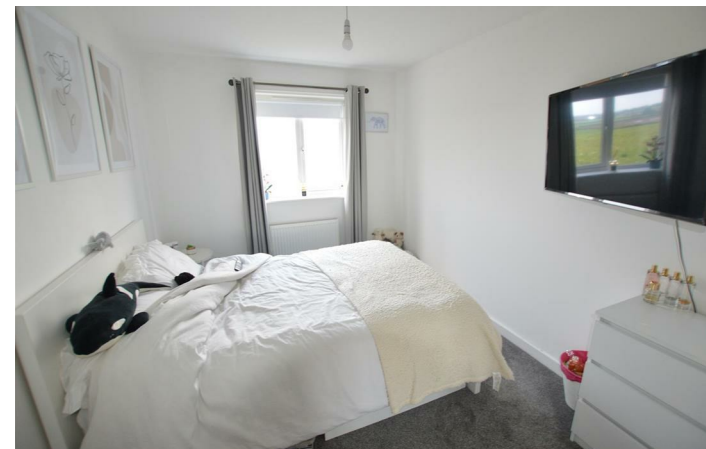
Ground Floor

Floor area 37.4 sq.m. (402 sq.ft.) approx



First Floor

Floor area 39.7 sq.m. (427 sq.ft.) approx



EPC Rating - A

Tenure - Freehold

Council Tax Band - C

Local Authority
Leicester City Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

Floor plans are for identification purposes only. All measurements are approximate.

Created with [FloorPlan3D](#)



To view this property please contact our Loughborough office on 01509 235534



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