



**MEADHURST ROAD, 1, LEICESTER, LEICESTERSHIRE LE3 6FR**

**£500,000**

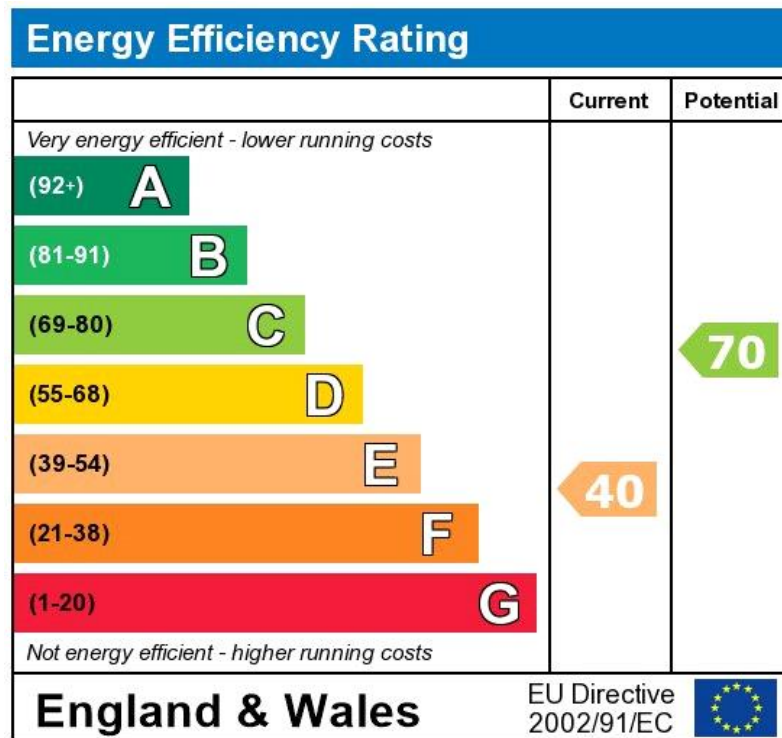


**PROPERTY REFERENCE CODE: RS0069**

# MEADHURST ROAD, 1, LEICESTER, LEICESTERSHIRE LE3 6FR

Prime location! Contact KCR Real Estate for a private viewing

- PRIME LOCATION
- KARNDAN FLOORING THROUGHOUT GROUND FLOOR
- LOFT CONVERSION WITH SKYLIGHTS
- 10-YEAR DAMP PROOFING WITH GUARANTEE
- DETACHED GARAGE AND DRIVEWAY
- CONTACT KCR REAL ESTATE FOR A PRIVATE VIEWING



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

## **This property consists of:**

KCR Real Estate are proud to present this well-maintained and spacious semi-detached home offering generous living space across three floors, complete with off-road parking, a detached garage, and wraparound gardens. Situated in a convenient location close to local amenities, this property is ideal for families or those looking for a larger home with flexible room layouts.

### Ground Floor

#### Entrance Hallway

Bright and welcoming entrance hallway with Karndean flooring, central staircase, and access to ground floor rooms. Features include a wall-mounted radiator, decorative beam, and internal double doors.

#### Living Room

Large dual-aspect living room with Karndean dark wood-effect flooring, feature fireplace, bay window, and ceiling cornices. This room offers a comfortable space with natural light throughout.

#### Dining Room

Separate dining room with Karndean laminate flooring, bay window, and a feature wall. Space for a dining set and other furniture. Includes radiator and side windows for extra light.

#### Kitchen

Well-sized kitchen fitted with a mix of wall and base units, tiled splashbacks, gas cooker, and sink beneath a wide rear-facing window. Space and plumbing for appliances including a dishwasher.

#### First Floor

##### Main Bedroom

Double bedroom with bay window and Karndean flooring. Fitted with a solid wood bed frame and neutral décor.

##### Second Bedroom

Another good-sized bedroom with rear-facing window and Karndean flooring. Currently set up as a child's room but suitable for various uses.

##### Third Bedroom

Additional double bedroom located on the first floor (not pictured), offering ample space for a bed and furniture. Suitable for use as a bedroom, office or guest room.

##### Bathroom

Modern bathroom with grey tiled walls, white suite including a bathtub with shower over, wall-mounted sink, toilet, and chrome towel radiator. Frosted window for privacy.

##### Landing

Bright landing with access to bedrooms and staircase to the second floor.

#### Second Floor (Loft Conversion)

##### Loft Room One

Useful additional room with sloped ceiling, skylight, and Karndean flooring. Ideal for storage or other flexible use.

##### Loft Room Two

Spacious loft room with Velux window, radiator, and white walls. Finished floor suitable for gym equipment, office desk, or further storage.

#### Exterior

##### Front

The front of the property features a gravelled garden, off-road parking, and a gated side path leading to the rear. There is a detached garage with a pitched roof.

##### Side & Rear Garden

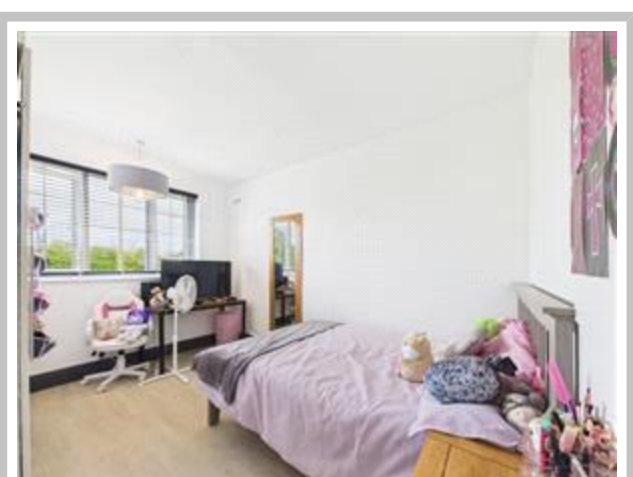
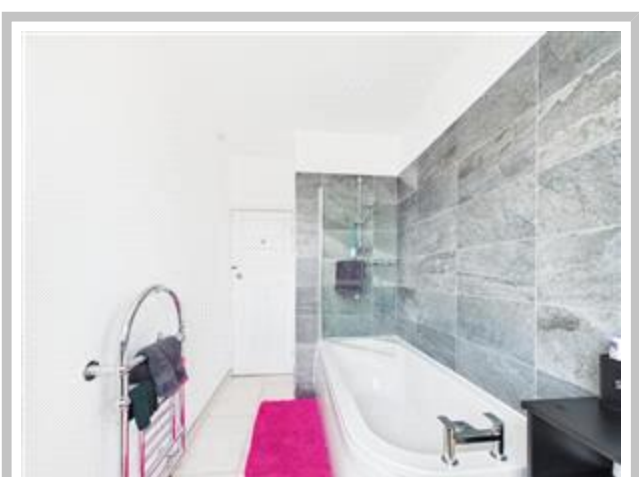
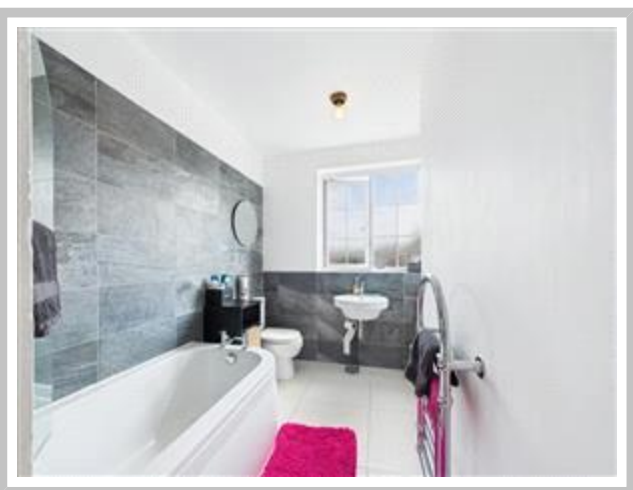
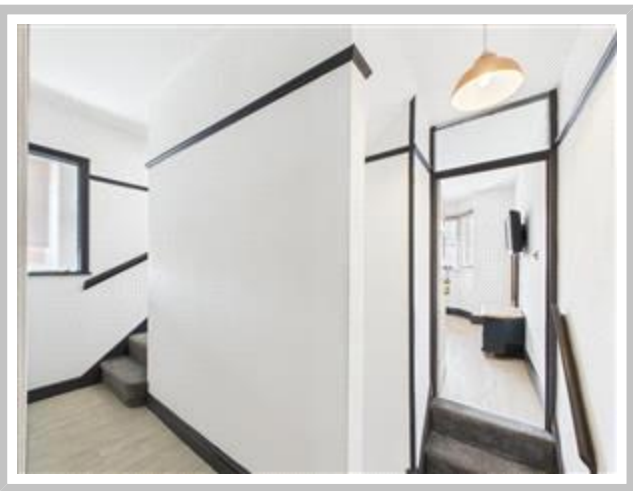
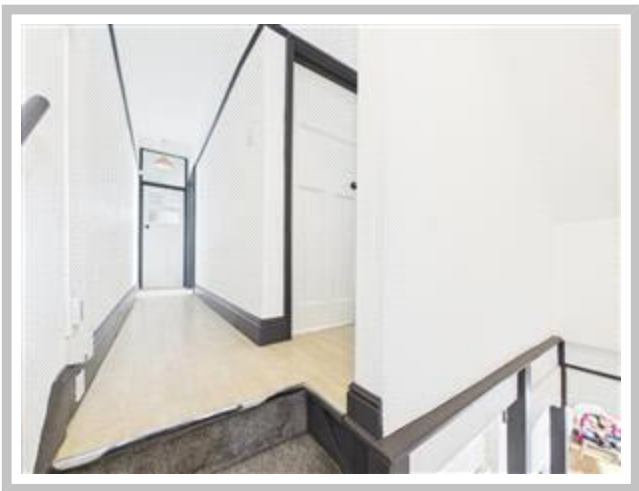
Wraparound garden with a combination of lawn, flower beds, patio, and mature shrubs. Enclosed with fencing and brick walls for privacy. Well-kept and low maintenance.

Council Tax Band: C (Leicester Council)















Approximate total area 108.00 sq. ft.

© Building Information

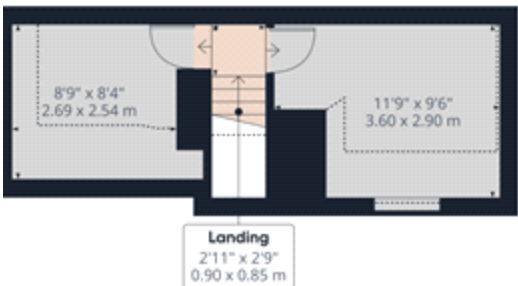
Plan 1 - First Floor



Approximate total area 108.00 sq. ft.

© Building Information

Plan 2 - Second Floor



Approximate total area 108.00 sq. ft.

© Building Information

Plan 3 - Third Floor



Approximate total area 108.00 sq. ft.

© Building Information

Plan 4 - Fourth Floor





**TENURE:** We have been advised by the Vendors the property is .

It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means of any current documentation.