





Property Description

A charming three-bedroom mid terrace home, offering comfortable family living in the heart of the Rowllatts Hill community which is a popular residential area in east Leicester with easy access to Humberstone Park and the A47/Uppingham Road, offering good commuter links.

Excellent local amenities with multiple bus routes, nearby schools, shops and Leicester General Hospital all within easy reach. This popular residential area offers a perfect balance of community feel and city access, making it ideal for families, first-time buyers or investors.

Shops, cafes and supermarkets are with easy walking distance along Uppingham Road and Green Lane Road. Places of worship, cultural centres and local eateries are all with easy reach.

A short walk from Humberstone Park, offering open spaces, a playground and sports courts. Spinney Hill Park and Evington Valley Gardens are also within a 10-minute walk.

Mere Road is ideally located for urban living and everyday conveniences, offering great links too schools, healthcare, shopping and green space, all within a diverse, well established Leicester community.

Lounge

10' 6" x 11' 4" (3.20m x 3.45m)

Step into a bright and welcoming lounge located at the front of the property. This spacious reception room is enhanced by a large bay window to the front. The room features laminate wood-effect flooring, creating a modern and low maintenance finish and central heating radiator

Dining Room

10' 6" x 12' 4" (3.20m x 3.76m)

The rear reception room serves perfectly as a dining room or secondary lounge, offering a generous versatile living space that connect directly to the kitchen. It features laminate wood flooring, large rear facing window brings in plenty of natural light and central heating radiator

Kitchen

5' 9" x 9' 4" (1.75m x 2.84m)

The kitchen is located at the rear of the property and it features a practical tiled floor, perfect for easy cleaning. Fitted with a range of wall and base units, the kitchen offers ample worktop space as well as storage cupboards. The rear door opens directly onto the paved back garden and a large window above the sink allows in plenty of natural light. There is space for freestanding appliances such as a cooker, washing machine and fridge freezer

Lobby

5' 9" x 3' 1" (1.75m x 0.94m)

The rear lobby is a small but practical transition space and offers access to the ground floor shower room

Shower Room

5' 9" x 5' 3" (1.75m x 1.60m)

The ground floor shower room is accessed via the rear lobby and offers a well sized, functional space that serves the main bathroom, it includes a modern shower cubicle, low level WC and a pedestal wash hand basin. The room is finished with fully tiled walls and flooring and a frosted rear facing window

First Floor Landing

The first floor landing serves as a central connecting point to all upstairs rooms

Bedroom One

10' 7" x 11' 4" (3.23m x 3.45m)

Located at the front of the property, this room offers excellent floor space, large front facing window which allows plenty of light. The room features carpeted flooring and natural wall colours

Bedroom Two

7' 7" x 12' 3" (2.31m x 3.73m)

Positioned at the rear of the property, this room is well-proportioned double bedroom, offering a quiet and comfortable space ideal for a guest room or home office. The room benefits from a large rear facing window that provides plenty of natural light and gas central heating radiator

Bedroom Three

5' 9" x 9' 4" (1.75m x 2.84m)

This room is located towards the rear. It serves as a versatile and functional space, ideal for use as child's room, study or dressing room. The room features a window to the rear and radiator

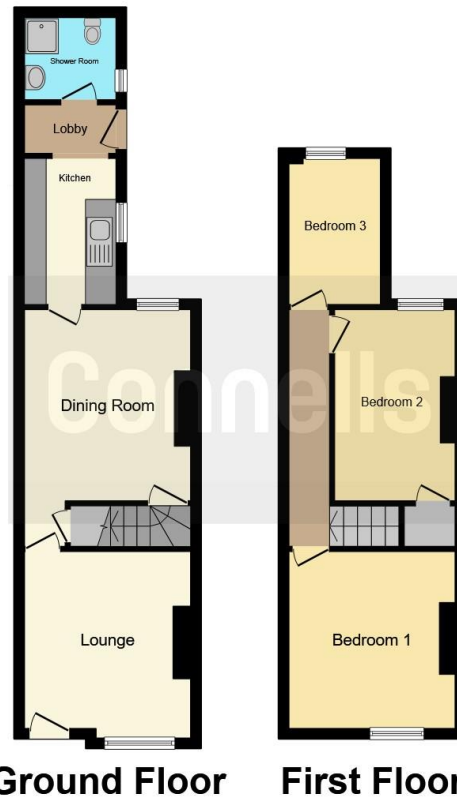
Outside

To the front of the property, there is on street parking and to the rear, there is a fully enclosed paved garden, ideal for those seeking a private, low-maintenance outdoor space









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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 Band: A

Tenure: Freehold

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