

Offers Over £465,000

Meadhurst Road, Western Park, Leicester, LE3 6FR

- Edwardian Three Storey Semi Detached Property
- Lounge & Dining Room
- Utility Room
- Garden Room
- Freehold / EPC D / Council Tax Band E
- Four Double Bedrooms
- Modern Kitchen with Centre Island
- Two Bathrooms and Downstairs W/C
- Low Maintenance Rear Garden
- Viewing Recommended



On offer is this BEAUTIFULLY PRESENTED THREE STOREY / FOUR DOUBLE BEDROOM semi-detached family residence built in 1912, retaining a wealth of original features and located in the heart of WESTERN PARK.

Internally comprising entrance hall, lounge, kitchen with centre island, dining room, utility room, ground floor w/c & garden room. Stairs leading to THREE DOUBLE BEDROOMS & FAMILY Bathroom. Further stairs leading to lounge area, shower room & bedroom four. Externally there are low maintenance front & rear gardens.

The property is well within easy access to the city centre, Fosse Park and M1 & M69 motorway links.

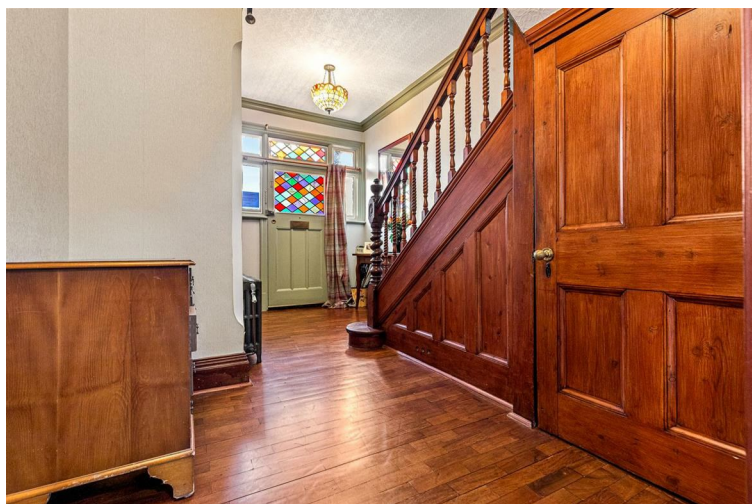
EARLY VIEWING ADVISED. CALL BARKERS ON 0116 2709394!



LOUNGE

16'9" x 16'4" (5.12 x 4.99)

Inglenook fireplace with log burner, herringbone oak wooden flooring, two wall vertical radiators, coving, picture rail, ceiling rose, original cupboard with stained glass window, square bay double glazed window to front elevation.



HALLWAY

15'10" x 10'9" (4.84 x 3.30)

Entrance via a wooden front door with stained glass window, built in under stairs cupboard housing meters and providing storage, coving, cast iron radiator, beech flooring. Stairs to first floor.





DINING ROOM

14'0" x 10'11" (4.27 x 3.33)

Feature fireplace with gas fire fitted, radiator, double glazed window to rear and side elevations, narrow board oak wooden flooring, coving, picture rail and ceiling rose.



KITCHEN

14'10" x 10'4" (4.53 x 3.17)

Fitted units with granite worktops and glass splashbacks, space for gas range cooker, extractor above, built in sink with mixer taps and boiler tap, centre island with granite worktop and built in deep pan drawers, integrated 'Bosch' dishwasher, space for a fridge freezer and space for a wine cooler, tiled floor, double glazed window to rear elevation.



GARDEN ROOM

12'4" x 7'11" (3.76 x 2.43)

Bamboo flooring, radiator, two double glazed windows to side elevation, Bi-folding double glazed doors to rear garden, wooden barn door leading into.

UTILITY ROOM

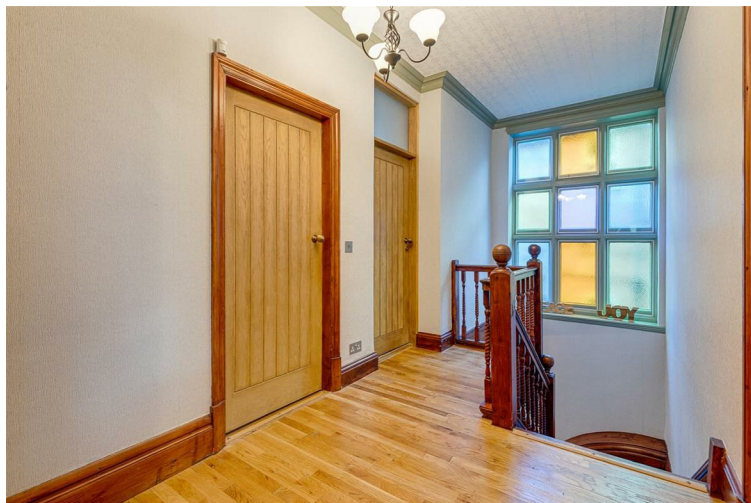
8'10" x 4'3" (2.70 x 1.31)

'Worcester' boiler, access to loft space, plumbing for a washing machine, tiled walls and floor and two double glazed frosted windows to side elevation.

DOWNSTAIRS W/C

5'5" x 2'7" (1.66 x 0.81)

Barn wooden door, fitted with a vanity wash hand basin unit, low level W/C, tiled walls and floor, ceiling heater, double glazed frosted window to rear elevation.



FIRST FLOOR LANDING

10'5" max x 6'11" (3.18 max x 2.11)

Large feature coloured frosted glass window to side elevation. and doors giving access to all first floor rooms. Stairs to second floor



BEDROOM TWO

14'11" x 10'5" (4.57 x 3.18)

Built in under stairs cupboard, radiator, double glazed window to rear elevation.



BEDROOM ONE

13'6" x 12'7" (4.12 x 3.84)

Coving, radiator, double glazed window to front elevation and sliding barn door to walk in wardrobe



BEDROOM THREE

13'2" x 10'11" (4.02 x 3.35)

Two built in wardrobes with mirrored doors, radiator, double glazed window to rear elevation.



BATHROOM

10'9" x 7'0" (3.30 x 2.15)

Featured claw foot bath with tap and shower attachment, walk in shower with mixer shower, wash hand vanity basin and wall hung WC, heated towel rail, extractor on wall, underfloor heating, tiled floor and walls, double glazed window to front and side elevations.

SECOND FLOOR LANDING

Giving access to second floor rooms



LOUNGE AREA

15'5" x 14'0" (4.71 x 4.28)

Vertical radiator, double glazed window to front and rear elevations.



EN-SUITE

10'5" x 9'6" (3.20 x 2.92)

Walk in shower with sliding door and mixer shower, low level W/C, pedestal wash hand basin, radiator, double glazed windows to rear elevation.



BEDROOM FOUR

12'11" x 11'5" (3.95 x 3.50)

Step up, two Velux windows to side elevation, eaves storage cupboard.



OUTSIDE

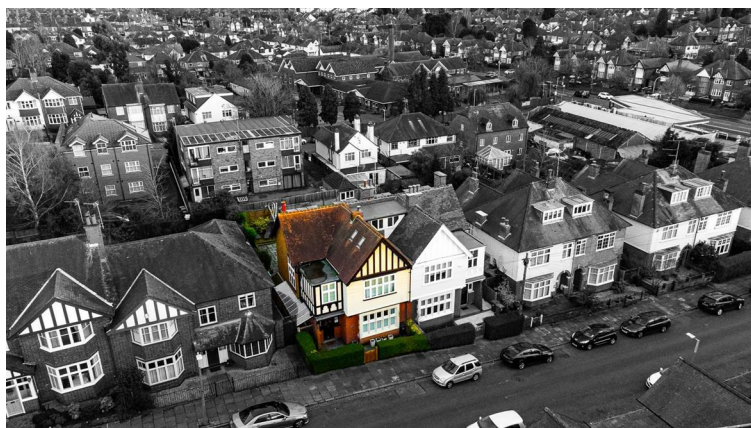
To the REAR is an attractive garden with a mixture of hard landscaping and decking, with borders, power point, water tap, wooden side gate leading:

To the FRONT of the property which is paved, hedge boundary and wooden front gate.



FREE VALUATION

Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394



GENERAL COMMENTS

We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents have a policy of seeking to obtain any copy guarantees / invoices relating to works that may have been carried out by a previous or existing owner. Please ask one of our staff members to check files for any relevant documentation that have come to our attention. Photographs are reproduced for general information and it must not be inferred that any items shown are included in the sale with the property.

MONEY LAUNDERING

Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or

recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase of the sale of a property.

MORTGAGES

Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

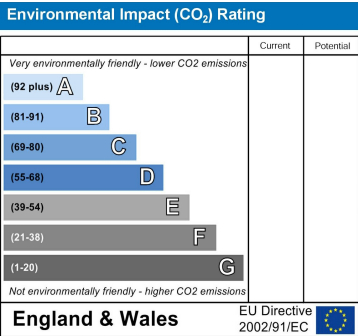
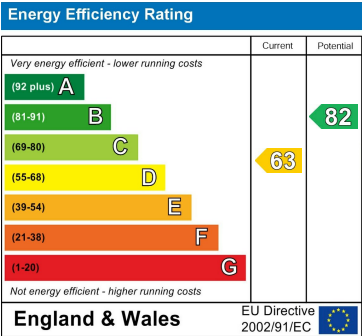
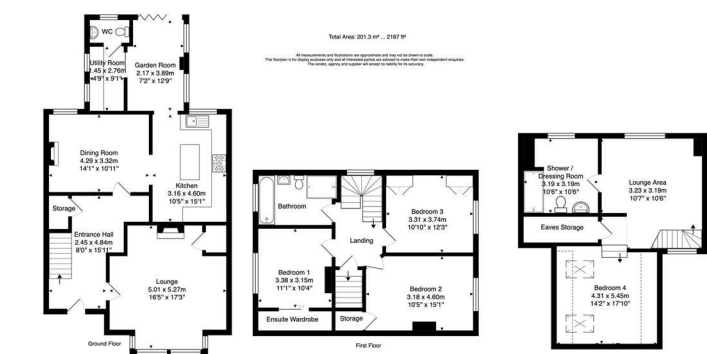
VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5pm

Saturday 9am - 4pm



Barkers

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THINKING OF SELLING?

WE OFFER THE FOLLOWING:



- No sale – no fee
- Accompanied viewing service
- Full colour brochures
- Eye catching 'For Sale' board
- Internet advertising
- Newspaper advertising
- Viewing feedback within 24 hours of viewing taking place
- Regular contact from our office with updates
- Property internet reports
- Friendly and efficient customer service
- Prime high street branches
- Dedicated sales progression through to completion
- Floor plan service

