

# HUNTERS®

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## Meadvale Road

Leicester, LE2 3WP

Asking Price £379,000



- Generous Plot with No Upward Chain
- Four Double Bedrooms
- Garage and driveway
- Family Bathroom
- Downstairs wc

- Scope to extend
- Open Plan Living-dining room
- Kitchen
- Conservatory
- Sought After Location

Tel: 0116 366 0660

# Meadvale Road

Leicester, LE2 3WP

Asking Price £379,000



Situated within a sought after area of Knighton is this extended family residence that offers plenty of living space for a growing family, being set over two floors. The property is set on a very generous plot and has the scope to further extend or add an additional property, subject to relevant planning regulations.

This spacious family home comprises of entrance porch with gothic style wooden door, a hallway with under-stairs storage cupboards and stairs leading up to the first floor. A further door leads off to the open plan reception rooms with bay fronted window to the dining room and sliding patio doors to the rear, opening into the conservatory. Off the hallway a further door opens into the galley style extended kitchen with double aspect windows with lovely views over the garden and door opening to the conservatory. The conservatory has good views over the rear garden and a shower area with a separate ground floor wc. Stairs lead up to the first floor landing which has individual doors off to each of the four double bedrooms and the family shower room.

Outside, the generous garden has lawn with an array of established plants, shrubs and flower beds, a vegetable garden and paved hard standing which provides further off road parking spaces for the property. The front garden has a brick built raised flower bed with a driveway for ample off road parking spaces and gated access to the rear garden.

This substantial family home is served by excellent road links to the city, local shopping, schools, and is being sold with the added benefit of having no upward chain. In our opinion this property and plot it sits on is a must view.

To find out more about this amazing family home, call your local Hunters estate agents Wigston on 01163660660 and arrange your early viewing to not miss out on this home.

### Hallway

13'3" x 7'8" (4.04 x 2.36)

Wooden front door, radiator, under stairs storage cupboards, stairs to first floor.

### Dining room

11'6" x 10'10" (3.53 x 3.31)

Double glazed bay window, inset feature fire place, radiators, opening to the living room.

### Living room

11'8" x 10'4" (3.57 x 3.17 )

Double glazed sliding patio doors, feature fireplace surround, radiator.

### Kitchen

20'4" x 7'10" (6.22 x 2.39)

Double glazed windows, wall and base units, twin stainless steel sink, space for freestanding cooker, space for undercounter appliances.

### Conservatory

15'1" x 7'3" (4.60 x 2.21)

Double glazed windows, wall mounted fire, shower wet room area, door to downstairs wc

### Ground floor wc

Wash hand basin, low level wc, central heating boiler.

### Garage

15'6" x 11'7" (4.74 x 3.54)

Up and over garage door, power and lighting, door to side.

### Landing

Doors to all bedrooms and bathroom, stairs to ground floor.

### Bedroom one

15'3" x 11'6" (4.67 x 3.51)

Double glazed windows, radiator, pedestal wash hand basin. .

### Bedroom two

11'8" x 11'6" (3.58 x 3.52)

Double glazed window, radiator, built in cupboard.

### Bedroom three

11'7" x 10'11" (3.54 x 3.33)

Double glazed window, radiator, built in cupboard.

### Bedroom four

18'2" x 7'3" (5.54 x 2.22)

Double glazed windows, radiator.

### Family shower room

6'9" x 6'6" (2.06 x 2.00)

Double glazed window, corner shower cubicle, wash hand basin, low level wc,, radiator.

### Outside

Generous garden with lawn and a well stocked array of mature plants and shrubs, hard standing for off road parking to the rear with gated access to the front driveway.

### Material Information - Wigston

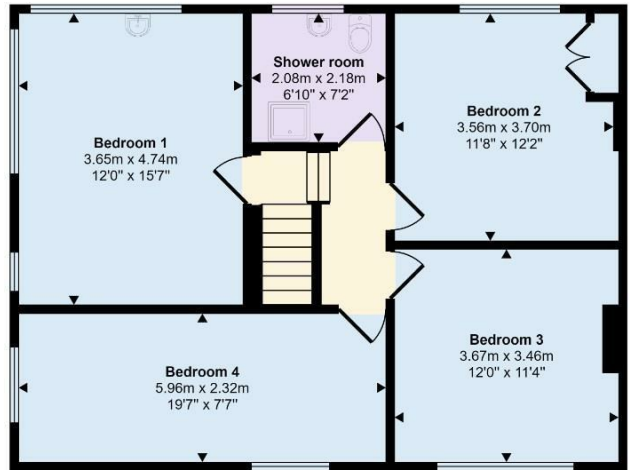
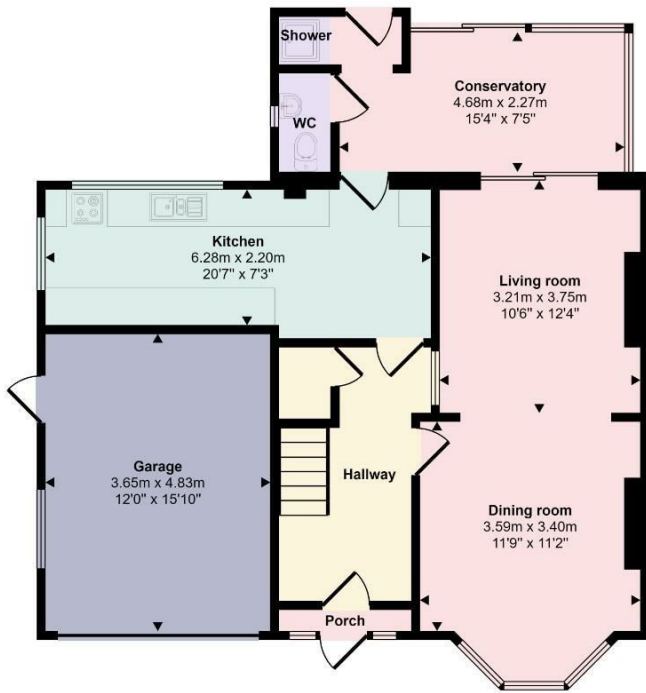
Tenure Type; Freehold

EPC Rating; E

Council Tax Banding; D

# Floorplan

Approx Gross Internal Area  
157 sq m / 1686 sq ft



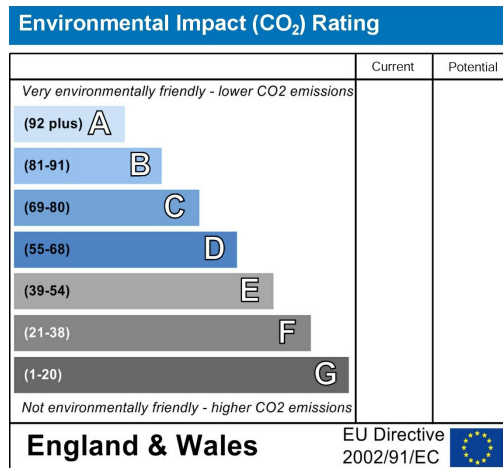
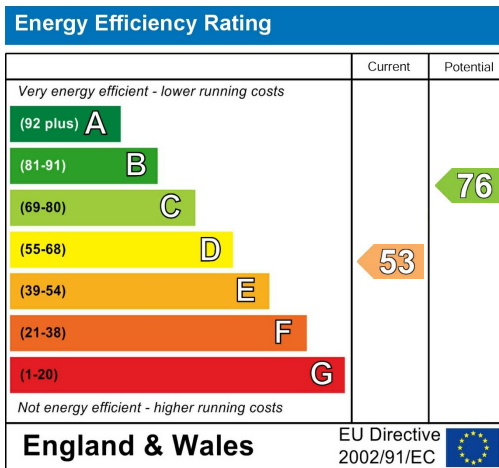
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







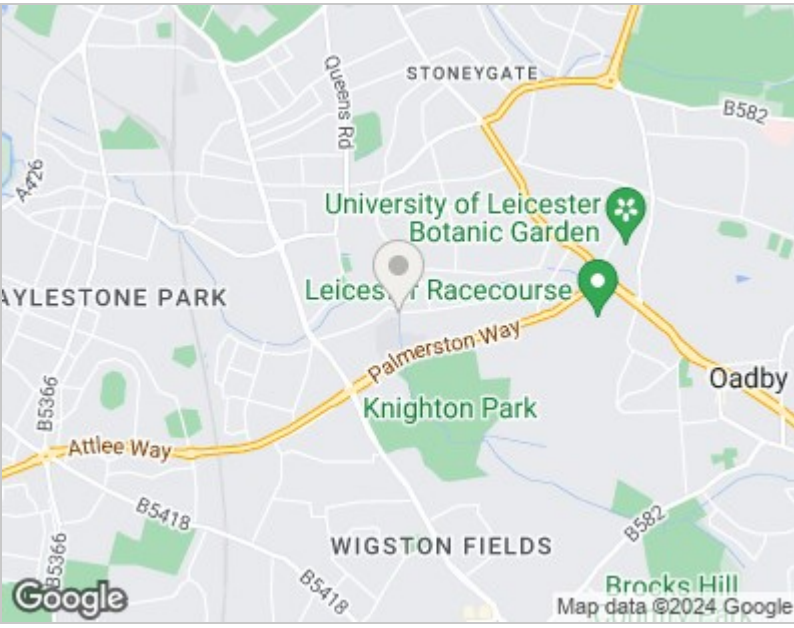
## Energy Efficiency Graph



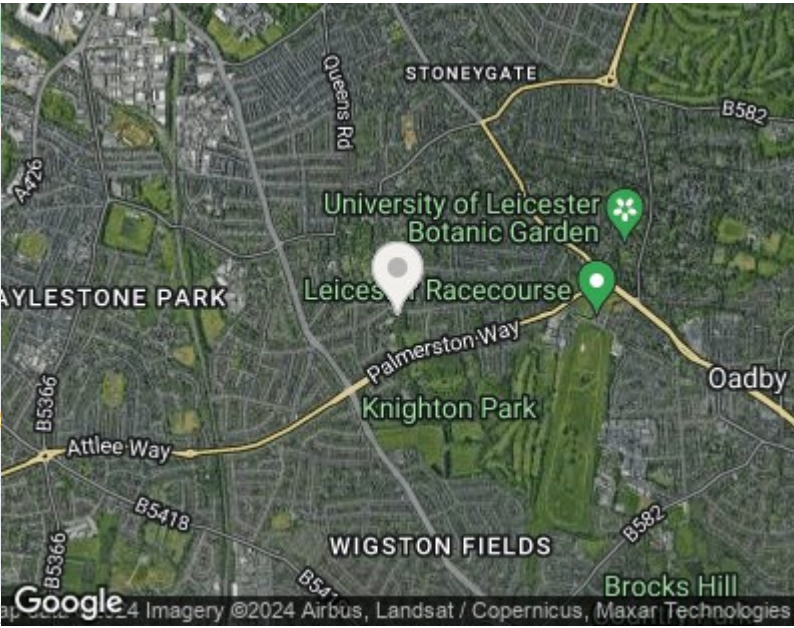
## Viewing

Please contact our Hunters Wigston Office on 0116 366 0660 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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