



Connells

Merton Avenue  
Leicester





## Property Description

A beautifully presented traditional Victorian end-of-terrace home, full of character and charm, ideally positioned on a private cobbled cul-de-sac within easy reach of the city centre.

This elegant period property offers three well-proportioned bedrooms and a modern family bathroom, making it perfectly suited for families, professionals, or those looking for a stylish urban home.

The inviting bay-fronted living and dining room provides a wonderful open-plan space filled with natural light-ideal for both relaxing and entertaining. The well-appointed kitchen leads through to a rear lobby and convenient ground-floor WC.

Externally, the home features courtyard-style gardens to the front and rear, offering low-maintenance outdoor space for seating, planting, or alfresco dining. On-street parking is available directly outside.

Combining period charm with contemporary comfort, this stunning Victorian home delivers a peaceful setting on a quiet cobbled street while remaining just a short stroll from the vibrant city centre.

## Ground Floor:

The ground floor offers a practical layout comprising of an entrance hall, open plan living and dining room, kitchen, rear lobby and a cloakroom with WC.

## Entrance Hall

Staircase ascending to first floor, wood laminate flooring.

## Living Room

25' 11" x 11' 1" ( 7.90m x 3.38m )

Double glazed bay window to front aspect, open plan to dining area, wood laminate flooring.

## Dining Area

25' 11" x 10' 9" ( 7.90m x 3.28m )

Open plan to living room, double glazed doors to rear gardens, wood laminate flooring, door to kitchen area, understairs storage cupboard.

## Kitchen

16' 8" x 8' 6" ( 5.08m x 2.59m )

Double glazed window to rear courtyard, fitted with a matching range of floor and wall units with work surfaces over, integrated and freestanding appliances, tiled surrounds.

## Rear Lobby

Located to the rear of the kitchen and property is a handy lobby which can also be utilised as a utility area, offering access to the rear courtyard, door to cloakroom.

## Cloakroom WC

Low level WC, vanity wash hand basin, tiled splashbacks and boiler.

## First Floor Landing:

The first floor accommodation offers three well appointed bedrooms, a family bathroom, loft access, carpet flooring.

### Bedroom One

15' 1" x 10' 9" ( 4.60m x 3.28m )

Master bedroom located to front aspect, fitted wardrobes, double glazed window, gas central heating, carpeted flooring.

### Bedroom Two

12' 1" x 8' 10" ( 3.68m x 2.69m )

Double bedroom located to rear aspect, double glazed window, gas central heating, carpet flooring.

### Bedroom Three

8' 6" x 7' 10" ( 2.59m x 2.39m )

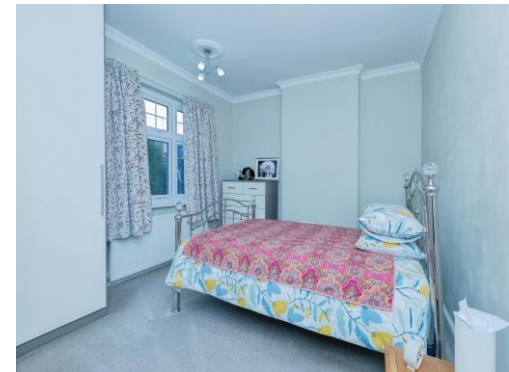
Single bedroom located to rear aspect, double glazed window, gas central heating, laminate flooring.

## Family Bathroom

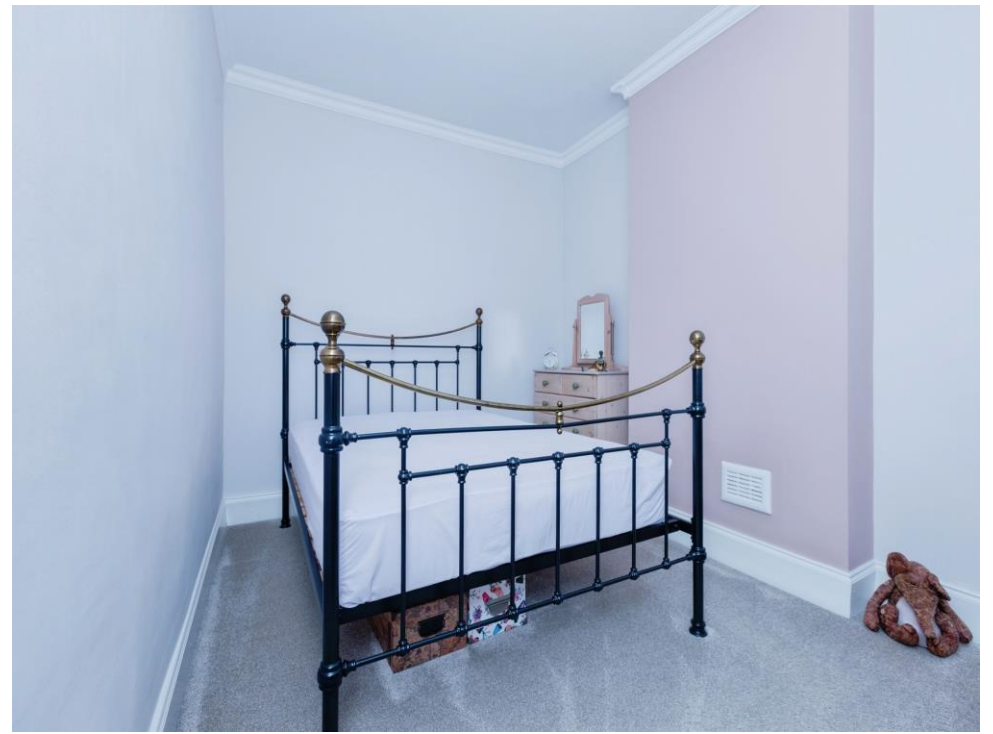
Fitted bathroom suite comprising of a panelled bath with shower over, vanity wash hand basin, tiled surrounds, tiled flooring, wall mounted radiator.

## Outside

Tucked away at the end of an established cul-de-sac with on-street parking and hardstanding courtyard gardens to front and rear of the property.



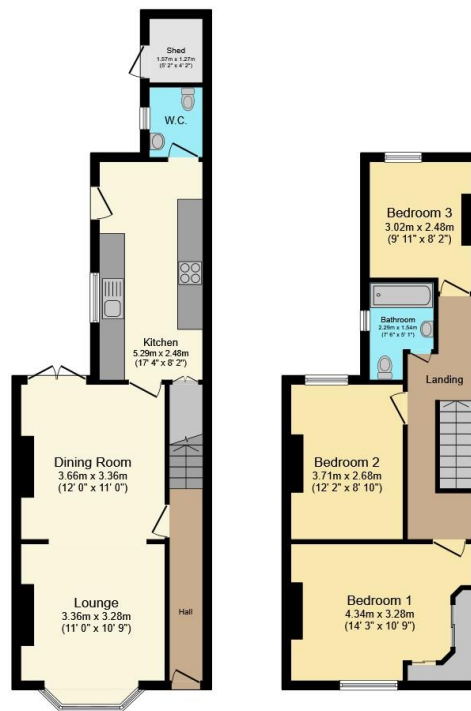












Ground Floor

First Floor

Total floor area 93.2 m<sup>2</sup> (1,004 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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EPC Rating: D Council Tax  
Band: A

Tenure: Freehold

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