



25 Meadhurst Road, Western Park

£450,000 Freehold

A stunning bay-fronted detached home in Western Park, blending character features with modern living, offering flexible accommodation across three floors and an attractive, established garden.



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Entrance Hall

Double-glazed part-lead and stained glass windows to the front and side elevations, stairs to the first floor with an understairs cloaks cupboard, further double-glazed window to the side elevation, and a storage heater.

Ground Floor WC

5' 5" x 2' 8" (1.64m x 0.82m)

Double-glazed window to the side elevation, low-level WC, wash hand basin, and tiled flooring.

Reception Room One

14' 10" x 14' 2" (4.52m x 4.33m)

Double-glazed bay window to the front elevation, coving to the ceiling, living flame effect gas fire with tiled insert, hearth and fire surround, window blinds, TV point, and two radiators.

Reception Room Two

16' 1" x 10' 11" (4.89m x 3.34m)

Double-glazed French-style doors to the rear garden, a living flame effect gas fire with marble insert, hearth and fire surround, coving to the ceiling, TV point, and a radiator.

L-Shaped Kitchen Dining Room

16' 3" x 11' 0" (4.95m x 3.35m)

(narrowing to 2.34m) Door to side elevation, double-glazed windows to side and rear elevations, built-in double electric oven and gas hob, plumbing for washing machine, vent for tumble dryer, cupboard housing boiler, sink and drainer unit, range of wall units with under-unit lighting, base units with work surfaces over, tiled flooring, and a tall radiator.



First Floor Landing

Double-glazed part-leded stained glass window to the side elevation, radiator, and stairs to the second floor.

Bedroom One

14' 4" x 14' 2" (4.36m x 4.31m)

Double-glazed bay window to the front elevation, fitted wardrobes with box cupboards over, window blinds, and a radiator.

Bedroom Two

13' 1" x 11' 0" (3.98m x 3.35m)

Double-glazed sash window to the rear elevation, built-in original style cupboard with shelving and box cupboards over, original style fireplace, and radiator.

Bedroom Three

11' 0" x 8' 5" (3.35m x 2.56m)

Double-glazed sash window to the rear elevation, and radiator.

Study

7' 0" x 3' 10" (2.13m x 1.17m)

Leaded window to the front elevation, laminate flooring, and radiator.

Bathroom

7' 5" x 7' 3" (2.25m x 2.22m)

Double-glazed window to the side elevation, bath with shower over, pedestal wash hand basin, airing cupboard, and radiator.

WC

5' 10" x 2' 9" (1.79m x 0.84m)

Double-glazed window to the side elevation, low-level WC, and radiator.







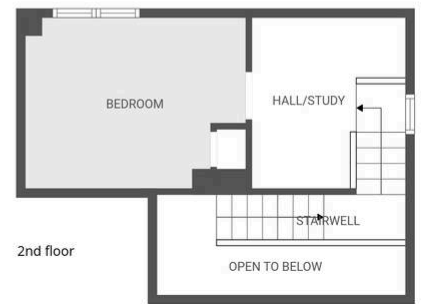


FRONT GARDEN

Walled frontage with block-paved path, flowerbeds with established shrubs, hedging to the side, and fenced perimeter.

GARDEN

Paved patio leading to a mainly lawned rear garden with established shrubs and trees, further paved seating area to the rear, raised pond, fenced perimeter, outside lighting, gate to side access and a brick-built store with two rooms with water and electrics.



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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The property is well placed for amenities and services, including local schooling, University of Leicester, the Royal Infirmary and Leicester General hospitals, as well as shopping facilities along Narborough Road, the district of West End and Braunstone Gate. Rail links to London, Birmingham and Nottingham, regular bus routes running to and from Leicester City Centre and Fosse Retail Park are also within easy reach with motorway access close by including M1 & M69

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

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