

33 Meredith Road, Rowley Fields, Leicester, LE3 2EP

Guide Price: £375,000

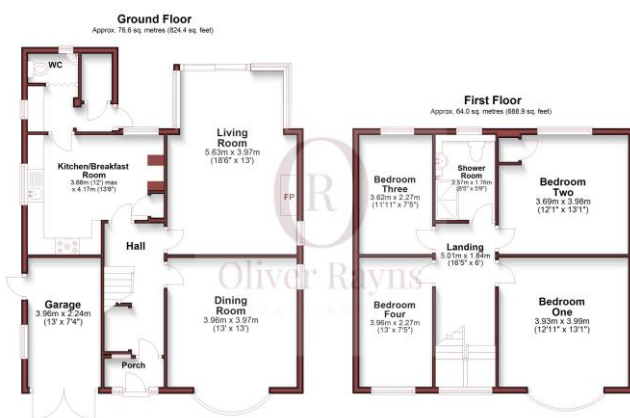


- Handsome Detached Property
- Entrance Hallway & Porch
- Two Large Reception Rooms
- Open Plan Conservatory
- Re-fitted Kitchen Dining Area
- Separate Utility Room & WC
- Four Family Bedrooms
- Modern Shower Room
- Delightful Landscaped Rear Gardens
- Integral Garage & Block Paved

We are delighted to offer for sale this attractive detached family house with a beautiful interior and retaining original features, located within a sought-after residential road in Leicester.

Elegant wood floors and impressive fireplaces are blended with ample accommodation and fabulous bay windows, a well-fitted kitchen, well-proportioned bedrooms, off-road parking, a garage and a delightful landscaped garden.

A superb forever family home, the property is approached via a block paved driveway to an enclosed porch, ideal for coats and boots. The part-glazed front door opens into a spacious hallway with the stairs to the first floor on the left-hand side. On the right is the formal dining room with a wood floor and a deep bay window that allows the light to flood the room. Adjacent is the elegant living room, also with a wood floor, and a deep, fully glazed square bay window within which are sliding doors opening out to the rear garden. Central to the room is the impressive fireplace which houses a coal-effect electric fire sitting on a tiled hearth with a decorative surround and mantel above.



Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Oliver Rayns Limited Registered Office Address: 106 Queens Road, Clarendon Park, Leicester LE2 3FL.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC