



Vernon Road, Alystone

£215,000 Freehold

Characterful three-bed terrace in Alystone with two spacious receptions, log-burning stove, unique loft bathroom, flexible layout, bay windows, rear garden, and vacant possession.





Front Reception Room

11' 6" x 13' 2" (3.51m x 4.01m)

Positioned to the front of the property, this characterful reception room benefits from a bay window to the front elevation, allowing plenty of natural light into the space. The room retains exposed wooden floorboards alongside a radiator and some particularly attractive period-style detailing, including decorative cornicing, wall mouldings and an ornate ceiling rose surrounding the pendant light. A decorative cream-coloured fireplace creates an attractive focal point to the room, with an open fire which has currently been capped off and is not in use. The generous proportions make this a versatile first reception room which could be utilised as a formal sitting room, dining room or additional family space.



Rear Reception Room

16' 2" x 11' 7" (4.92m x 3.52m)

A particularly spacious second reception room positioned towards the middle of the property, with a window to the rear elevation and exposed wooden flooring continuing the character found within the front reception room. A feature wooden fireplace houses a working log-burning stove, creating a lovely focal point within the room. Further character is provided by two pendant lights with decorative ceiling roses, whilst there is also a radiator. The staircase rises directly from the lounge to the first-floor accommodation.





Kitchen

13' 5" x 6' 7" (4.10m x 2.00m)

Positioned to the rear of the property, the kitchen benefits from a window to the side elevation and an external door providing direct access into the rear garden. The kitchen is fitted with a range of base-level storage units and work surfaces, together with open wall-mounted shelving providing additional storage. There is space for a freestanding cooker and fridge, whilst tiled flooring runs throughout the room and continues through into the adjoining ground-floor WC

Ground Floor WC

5' 7" x 2' 9" (1.71m x 0.85m)

A useful addition to the ground-floor accommodation and accessed from the kitchen area. The room comprises a WC and wash hand basin with storage beneath, with tiled flooring continuing through from the kitchen. There is no external window.



First Floor Landing

The first-floor accommodation has been reconfigured from the property's original two-bedroom arrangement to provide three separate bedrooms. The layout is quite individual, with access also provided towards the staircase leading to the loft-converted bathroom.





Bedroom One

12' 10" x 11' 0" (3.91m x 3.36m)

A generous double bedroom positioned to the front of the property, benefiting from a window to the front elevation with a radiator positioned beneath. The room is carpeted and benefits from built-in storage cupboards. Access is also provided from this area towards the staircase leading to the second-floor bathroom.



Bedroom Two

13' 0" x 10' 1" (3.96m x 3.07m)

Another well-proportioned double bedroom positioned to the rear of the property. The room benefits from a rear-facing window, exposed wooden flooring, radiator and useful built-in storage. This room also provides access towards the staircase serving the loft-converted bathroom.



Bedroom Three

9' 11" x 6' 6" (3.03m x 1.97m)

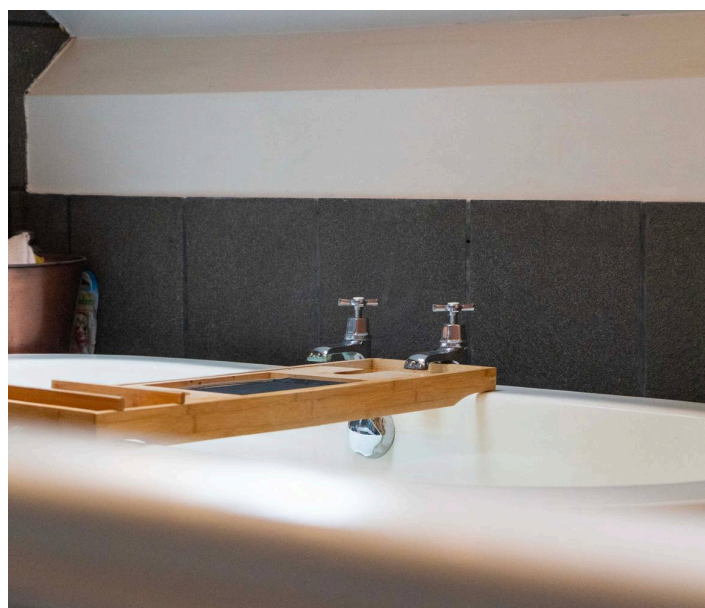
Positioned to the rear of the property and accessed from the landing space. The room benefits from a window to the rear elevation, radiator and carpeted flooring. This would work well as a child's bedroom, nursery, dressing room or home office depending on the requirements of the new owner.



Loft-Converted Bathroom

13' 3" x 11' 9" (4.04m x 3.57m)

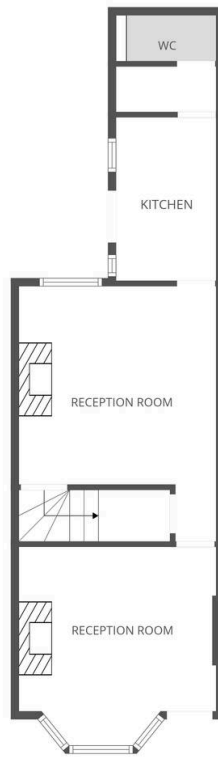
The converted loft is one of the more individual features of the home and has been utilised to create a particularly spacious bathroom occupying the second floor. The bathroom is accessed via stairs leading up from the first-floor bedroom accommodation and benefits from two skylight windows to the rear elevation, introducing plenty of natural light into the room. The generous space incorporates a bath with tiled surround, wash hand basin and WC, together with a separate shower positioned to the right-hand side of the staircase. The flooring is arranged with a combination of carpeted and tiled areas, with further tiling surrounding the bath and wash hand basin. There is also a radiator and access into the property's eaves, providing useful additional storage. The size of the room is particularly unusual for a traditional terraced property and creates a bathroom space considerably larger than would typically be expected within a home of this style.





REAR GARDEN

The rear garden is accessed directly from the kitchen and provides a relatively low-maintenance outdoor space. A substantial timber decked area extends through much of the garden, creating plenty of room for outdoor seating and entertaining. Beyond the main decked section is a further area currently arranged with outdoor furniture, whilst mature planting and a well-established tree provide greenery towards the rear boundary. The garden is enclosed by a combination of painted brick walls and timber fencing. There is also a timber-built store/outbuilding positioned along the side of the garden, providing useful external storage. The combination of decking, established planting and defined seating areas creates a private and versatile outdoor space that could be further personalised by a new owner.

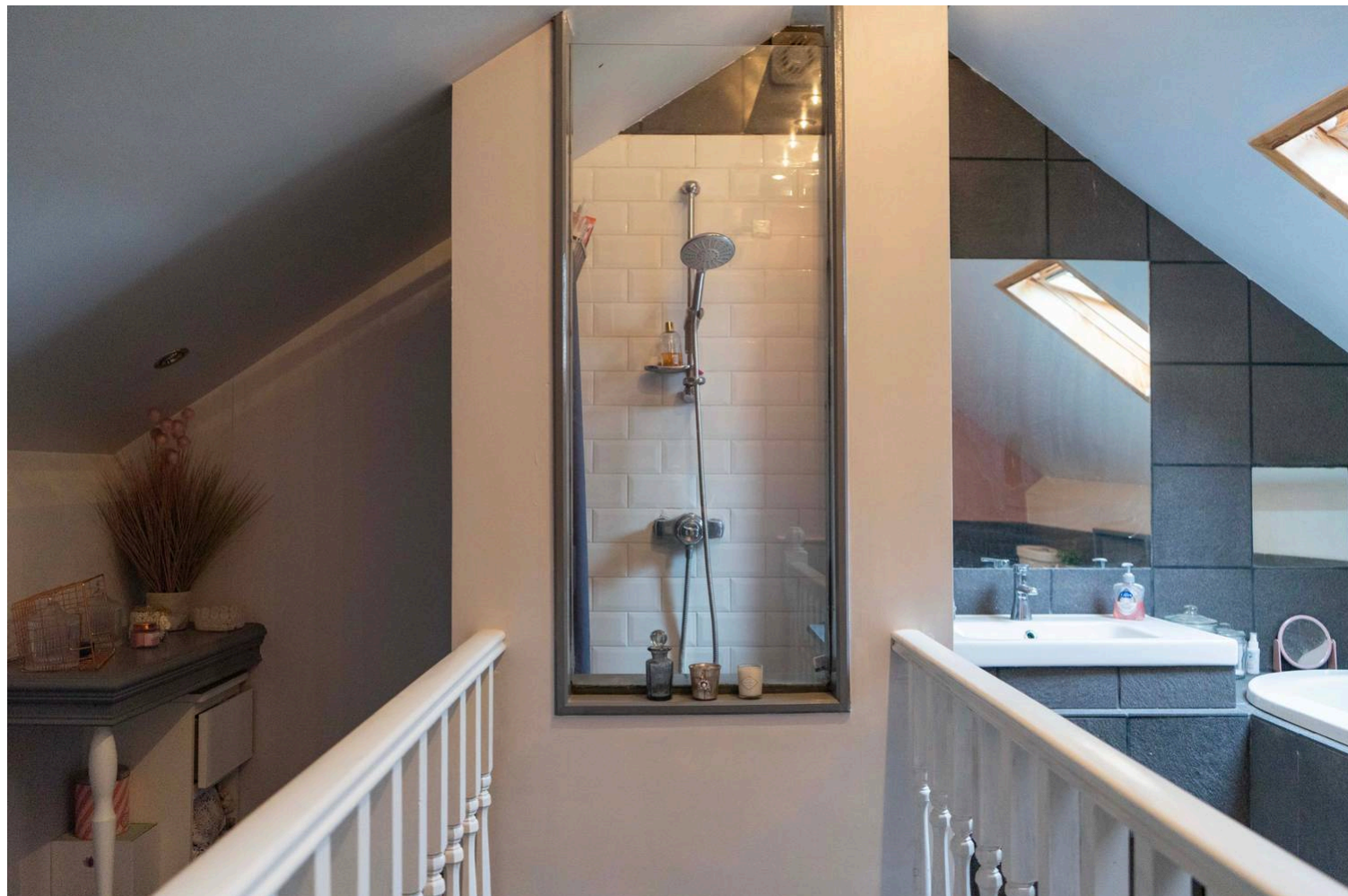


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The property is ideally situated for everyday amenities along Aylestone Road within Aylestone and local schooling, including Granby Primary School and Montrose School. Within reach are local sporting facilities such as Grace Road Cricket Ground, King Power Football Stadium and Leicester Tigers Stadium further afield. Regular bus routes running to and from Leicester City Centre and the main ring road are also within reach, giving easy access to M1 & M69 motorway junctions. Fosse Retail Park is also within reach.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

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