Aylestone Road, Aylestone

Offers Over £295,000 Freehold

Spacious 4-bed period villa in Aylestone! Features 3 reception rooms, fitted kitchen, low-maintenance rear garden with outbuildings, and great access to local schools and amenities. Viewing essential!

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Entrance Hall

Entered via a solid wood door. Welcoming entrance hall featuring a checkerboard-style tiled floor, feature spotlights, picture rail, stairs providing access to the first-floor landing, and a radiator.

Reception Room One

15' 1" x 13' 5" (4.60m x 4.10m)

Light and airy principal reception room boasting plenty of natural light from the glazed bay sash window on the front elevation. Also featuring a polished wooden floor, chimney breast incorporating a fitted electric fire, drop-down chandelier light, two feature wall lights, TV point, and radiator.

Reception Room Two

14' 1" x 10' 10" (4.30m x 3.31m)

Second reception room boasting plenty of natural light coming through the double-glazed French doors, providing views and access to the rear garden. Features a polished wooden floor, chimney breast incorporating an open fire with an impressive traditional surround and tiled hearth, coving to the ceiling, picture rail, and a radiator.

Reception Room Three / Dining Room

12' 2" x 8' 11" (3.70m x 2.71m)

Natural light flows through the glazed sash window to the side elevation. Features an oak floor, coving to the ceiling, a radiator, and an opening providing access to the kitchen.

Kitchen

14' 2" x 8' 10" (4.31m x 2.70m)

Natural light flows through the double-glazed window to the side elevation. Features ceramic tile flooring and a range of white gloss base and wall units accompanied by granite-effect roll-edge laminated work surfaces incorporating a stainless steel sink drainer with mixer tap. Space for a freestanding double oven and hob with extraction hood over, wall-mounted boiler, space for a fridge/freezer, and a door providing access to the lean-to.

Lean-To

8' 10" x 6' 7" (2.69m x 2.00m)

Double-glazed door providing access to the garden, three glazed windows to the rear elevation, built-in shelving, and a built-in workstation.

Downstairs WC

Window to side elevation, low-level WC, wash hand basin, and tiled splashbacks.

First Floor Landing

Spotlights, built-in cupboard, loft inspection hatch, and a radiator.

Bedroom One

15' 1" x 13' 5" (4.61m x 4.10m)

Principal bedroom boasting plenty of natural light from the glazed sash window on the front elevation. Features built-in wardrobes, a chimney breast incorporating a feature fireplace with surround and hearth, picture rail, and a radiator.

Bedroom Two

12' 10" x 11' 6" (3.90m x 3.50m)

Natural light flows through the double-glazed sash window to the rear elevation, and a radiator.

Bathroom

9' 6" x 6' 3" (2.90m x 1.91m)

Double-glazed window to side elevation. Features a bath with a separate shower cubicle and shower head over, low-level WC, wash hand basin with under-basin storage, additional wall-fitted storage, extractor fan, feature wall-mounted radiator, and tiled splashbacks.

Bedroom Three

10' 10" x 8' 6" (3.30m x 2.60m)

Double-glazed sash window to side elevation, bookshelf, radiator, and a door providing access to Bedroom Four.

Bedroom Four

11' 10" x 8' 7" (3.60m x 2.61m)

Double-glazed window to rear elevation, picture rail, and radiator.

Front Garden

Paved frontage providing access to the front door.

Rear Garden

Low-maintenance rear garden consisting of a slab patio leading to a low-maintenance lawn, mature and established flower beds, two timber/wooden-built outbuildings, and well-maintained borders.

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

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: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

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