Lansdowne Road, Aylestone

Offers in Excess of £300,000

This FOUR BEDROOM three-storey period mid-terrace property its ORIGINAL CHARACTER and offers well-proportioned accommodation. Benefitting from a rear courtyard garden and off-road parking.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

KB Knightsbridge Estate Agents

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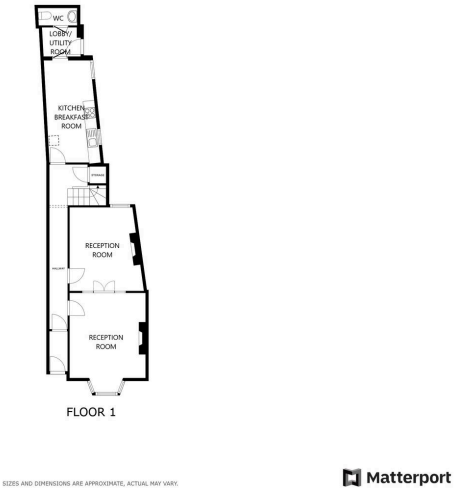
Entrance Lobby
With tiled floor, internal door to entrance hall.

Entrance Hall
With stairs to first floor, under stairs storage cupboard, ceiling cornice, radiator.

Reception Room One 17' 6" x 13' 4" (5.33m x 4.06m)
Measurements into bay window and recess. With bay window to the front elevation, ceiling coving, picture rail, dado rail, living flame effect gas fire with brick surround, TV point, radiator.

Reception Room Two 15' 1" x 13' 5" (4.60m x 4.09m)
With double glazed window to the rear elevation, ceiling cornice, picture rail, dado rail, living flame effect gas fire with surround and hearth, fold open doors leading to reception rooms one, radiator.

Kitchen 16' 6" x 8' 6" (5.03m x 2.59m)
With two double glazed windows to the side elevation, sink and drainer unit with a range of wall and base units with work surface over, built-in double oven and gas hob, extractor hood, cupboard housing boiler, larder unit, tiled floor.



Lobby/Utility Room 5' 8" x 4' 1" (1.73m x 1.24m)
With door to rear garden, plumbing for washing machine, wall and base units with work surface over.

Ground Floor WC 5' 8" x 2' 8" (1.73m x 0.81m)
With low-level WC, wash hand basin, tiled floor, radiator.

First Floor Landing
With stairs to second floor, radiator.

Bedroom One 17' 0" x 16' 8" (5.18m x 5.08m)
Measurements into bay window and recess. With bay window to the front elevation, fitted wardrobes, radiator.

Bedroom Two 12' 1" x 12' 0" (3.68m x 3.66m)
With double glazed window to the rear elevation, built-in wardrobe, radiator.

Snug/Study 9' 10" x 8' 4" (3.00m x 2.54m)
With double glazed window to the side elevation, laminate floor, radiator, door to bathroom.

Bathroom 8' 2" x 6' 6" (2.49m x 1.98m)
With double glazed window to the side elevation, bath, separate shower cubicle, low-level WC, pedestal wash hand basin, vinyl floor, part tiled walls, radiator.

Second Floor Landing
With access to bedroom three.

Bedroom Three 16' 8" x 14' 7" (5.08m x 4.45m)
With double glazed window to the front elevation, radiator.

Bedroom Four 15' 10" x 12' 6" (4.83m x 3.81m)
With double glazed window to the rear elevation, built-in cupboard, loft access, radiator.

Rear Garden

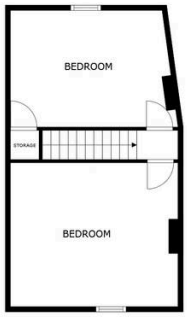
A courtyard style rear garden with paved seating area, shed, walled perimeter, gate to rear access.

Parking 2 Vehicles
Block paved driveway providing off road parking. Please note that parking is subject to vehicle size. Prospective purchasers should ensure the dimensions are suitable for their vehicle before relying on it for parking purposes.

FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



FLOOR 3

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

We'll keep you moving...

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