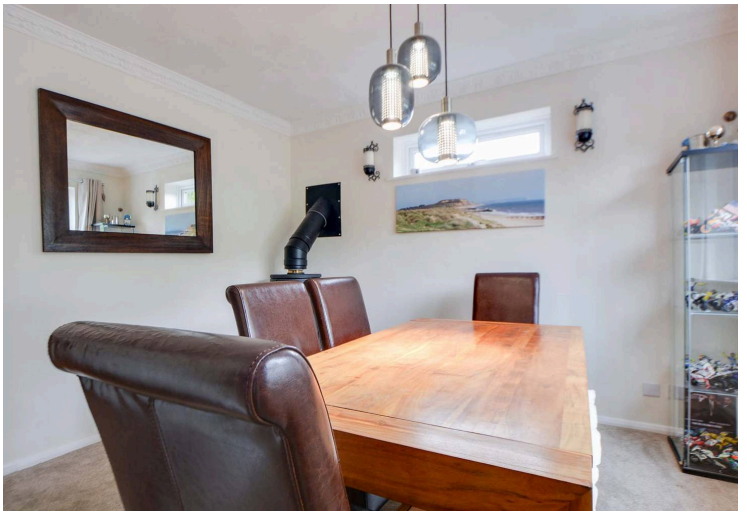






Ward Close, Old Aylestone

Offers Over £495,000 Freehold

Executive 3-bed detached home in Old Aylestone. Features log burner, conservatory, fitted kitchen, utility, 4-piece bathroom, solar panels, mature garden, garage & parking for 6 cars.

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Entrance Hall
Welcoming entrance hall entered via a double-glazed door, having natural light flowing through the double-glazed windows to the front elevation. It features a feature staircase with a sleek steel handrail and a central heating radiator.

Reception Room
15' 10" x 11' 7" (4.83m x 3.53m)
Located at the heart of the home, this principal living area boasts an abundance of natural light streaming through double-glazed sliding patio doors. The space is finished with elegant wall cladding, feature panelling, and coved ceiling, offering seamless access to both the conservatory and an opening to the dining room.

Dining Room
11' 6" x 10' 1" (3.51m x 3.07m)
A dedicated formal dining space filled with natural light from a rear-facing double-glazed window. The focal point of the room is a charming log-burning stove, complemented by coving ceiling and a central heating radiator.

Conservatory
13' 9" x 9' 5" (4.19m x 2.86m)
Extending the ground-floor living accommodation, this bright conservatory features double-glazed windows to the side and rear elevations. Complete with durable ceramic tiled flooring, double-glazed doors open directly out to provide views and access to the garden.



Kitchen
12' 2" x 10' 4" (3.70m x 3.16m)
A stylishly appointed fitted kitchen boasting wood-effect flooring and illuminated by a front-facing double-glazed window. Fitted with white high-gloss units and solid work surfaces incorporating an enameled sink, integrated appliances include a four-ring ceramic hob, double oven, microwave, and a practical breakfast bar.

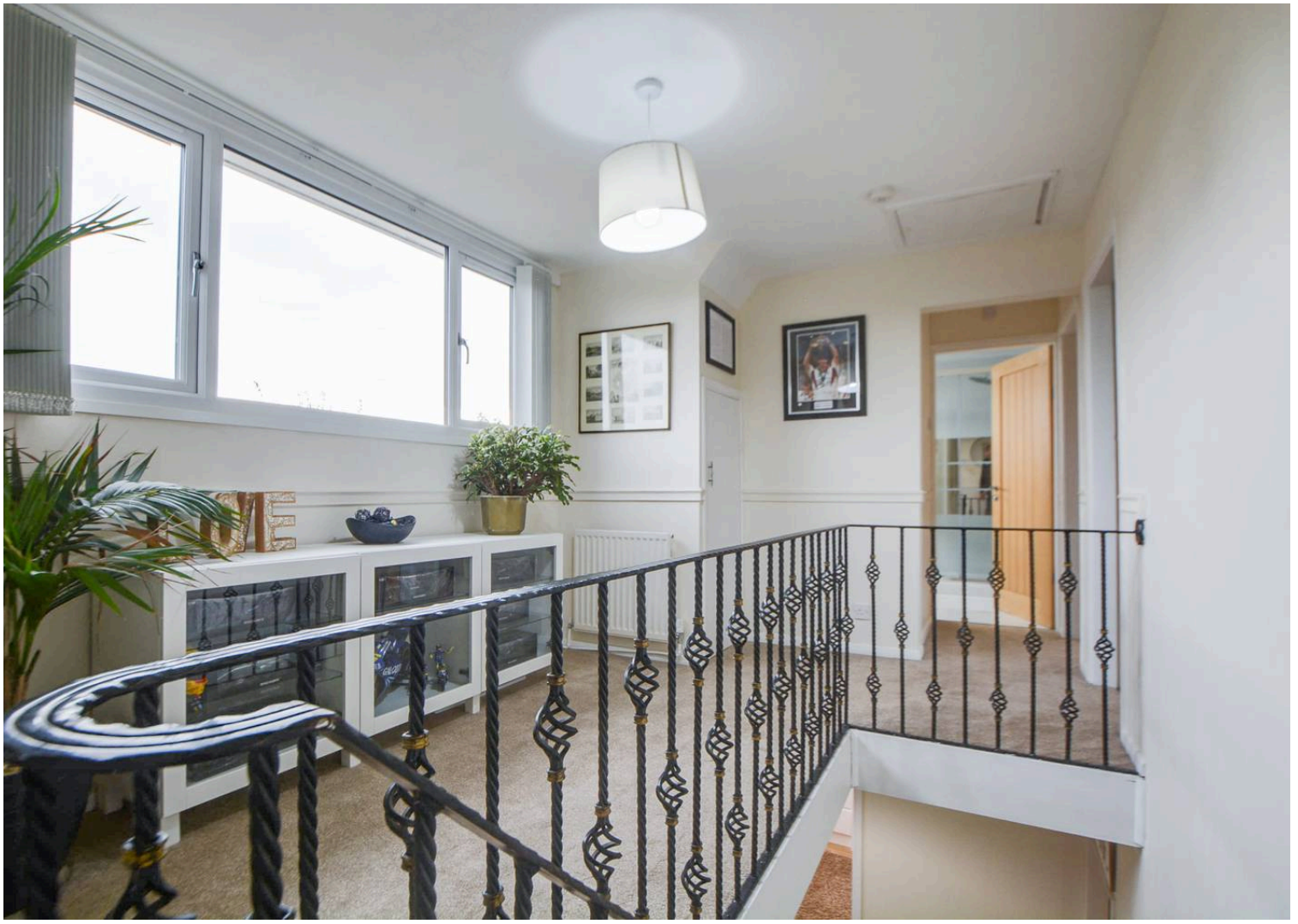


Utility Lobby
17' 9" x 8' 1" (5.42m x 2.46m)
A substantial practical area featuring ceramic tiled flooring, base units with counter work surfaces, a stainless steel sink drainer, and built-in storage cupboards. A side-elevation double-glazed window provides natural light, and a second double-glazed door offers convenient garden access.

Downstairs Shower Room
6' 11" x 5' 3" (2.11m x 1.60m)
A sleekly finished ground-floor shower room with ceramic tiled flooring and a front-elevation double-glazed window. Comprises a fully tiled shower cubicle with shower head over, low-level WC, glazed basin bowl with mixer tap, under-basin storage shelving, and a radiator.



First Floor Landing
A bright landing space benefiting from natural light via a double-glazed window to the front elevation. Retains traditional character touches including a dado rail and radiator.













Bedroom One
19' 0" x 10' 1" (5.80m x 3.08m)
A magnificent dual-aspect principal bedroom enjoying dual double-glazed windows to both front and rear elevations. Generously proportioned, it includes fitted built-in wardrobes, a television point, and a radiator.

Bedroom Two
14' 5" x 8' 7" (4.40m x 2.62m)
A beautifully decorated double bedroom featuring a double-glazed window overlooking the rear elevation. Includes ample floor space for bedroom furnishings and a central heating radiator.

Bedroom Three
10' 6" x 8' 6" (3.20m x 2.58m)
A well-proportioned third bedroom with natural light provided by a double-glazed window to the rear elevation. Finished in attractive decorative tones with a central heating radiator.

Family Bathroom
10' 5" x 8' 10" (3.18m x 2.69m)
A stylishly appointed four-piece bathroom boasting an elevated freestanding bath with mixer shower tap and a separate double shower cubicle. Features a wash hand basin with built-in storage, low-level WC, ceramic tiled flooring, radiator, and a double-glazed front window.

Front Garden

Mainly block-paved providing expansive vehicle standing, bordered by a neatly maintained lawn, established flower beds, and secure gated side access leading to the rear garden.

Rear Garden

A beautifully maintained, mature, and private rear garden featuring a paved patio seating area transitioning to an elevated decked patio ideal for entertaining. Complete with a well-kept lawn, mature flower borders, and fenced perimeter boundaries

Garage

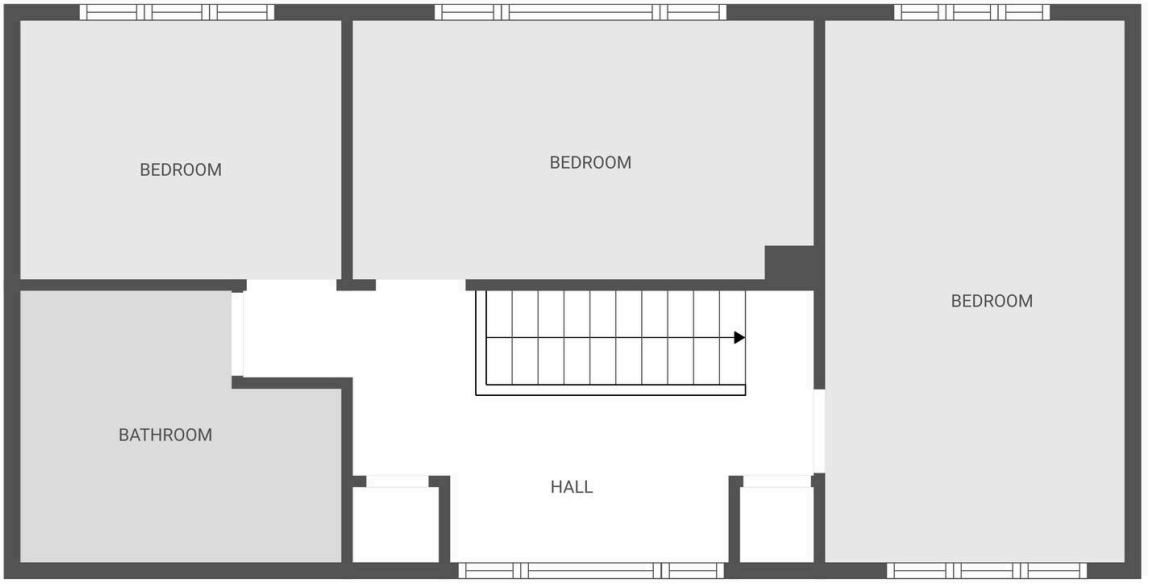
An independent, detached brick-built garage located to the front-left of the plot.

Driveway

Substantial block-paved off-road driveway providing off-road parking capacity for up to six vehicles.



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



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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: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

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