



 **3**
Bedrooms

 **1**
Bathroom





Kings are excited to present this three-bedroom semi-detached house on Saffron Lane in the Aylestone Park area. This property can be found on the popular main road of Saffron Lane placing it in a prime location for convenience with an abundance of local amenities within close proximity including shops, supermarkets, restaurants, schools, Aylestone Leisure Centre and major access roads including Knighton Lane East, Glenhills Way and Attlee Way. The layout is spacious throughout with the ground floor consisting of ample storage space, a living room, kitchen/diner and downstairs wc, and the first floor consisting of three bedrooms and the family bathroom.

This property is available with no chain and by appointment only. Call Kings now 0116 352 7012!!!

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As you enter the property you are welcomed by a spacious entrance hallway providing access to the living room, kitchen, storage cupboards and the stairway leading onto the first floor. The living room can be found at the front of the property offering a spacious living area consisting of hardwood flooring, a front facing double-glazed window and wall mounted radiator. The kitchen/diner can be found at the end of the entrance hallway stretching the rear of the property consisting of tiled flooring, fitted worktops and storage cupboards, integrated appliances, double door rear garden access and further access to the downstairs wc.

As you proceed up the stairway onto the first floor you are met with a small landing area providing access to three bedrooms and the family bathroom. Bedrooms one and two mirror each other's layouts being double bedrooms located at the front and the rear consisting of hardwood flooring, double-glazed windows and wall mounted radiators. Bedroom three is a single bedroom located at the front of the property consisting of hardwood flooring, a front facing double-glazed window and wall mounted radiator. The family bathroom boasts a three-piece layout consisting of tiling throughout, a bath/shower, sink and toilet.

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Property Info

Ground Floor

Living Room: 4.63m x 3.64m (15'2" x 11'11") – located at the front of the property consisting of hardwood flooring, a front facing double-glazed window and wall mounted radiator.

Kitchen/Diner: 3.30m x 5.85m (10'10" x 19'2") – stretching the rear of the property consisting of tiled flooring, fitted worktops and storage cupboards, integrated appliances, ample storage space, rear facing double-glazed windows and access to the rear garden and downstairs wc.

First Floor

Bedroom One: 3.60m x 3.63m (11'10" x 11'11") – double bedroom located at the rear of the property consisting of hardwood flooring, a rear facing double-glazed window, wall mounted radiator and access to an integrated storage cupboard.

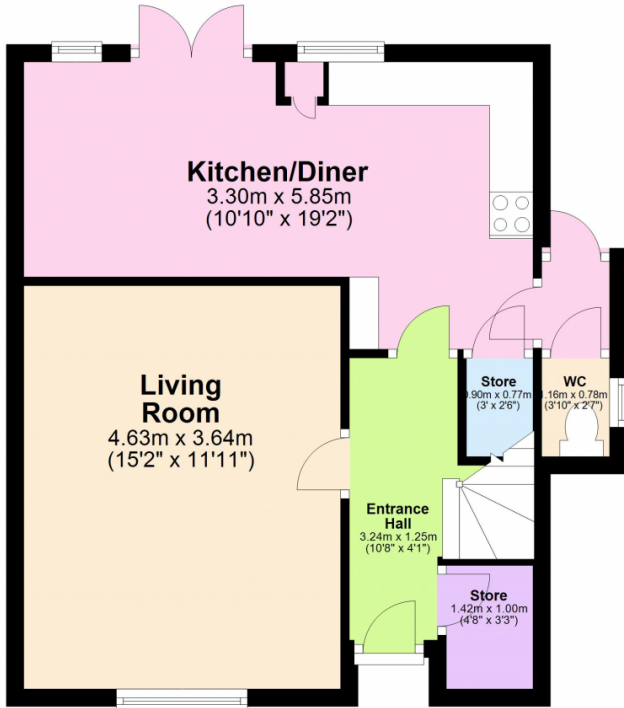
Bedroom Two: 3.55m x 3.04m (11'8" x 10') – double bedroom located at the front of the property consisting of hardwood flooring, a front facing double-glazed window and wall mounted radiator.

Bedroom Three: 2.64m x 2.80m (8'8" x 9'2") – single bedroom located at the front of the property consisting of hardwood flooring, a front facing double-glazed window and wall mounted radiator.

Bathroom: 2.26m x 2.12m (7'5" x 6'11") – three-piece family bathroom consisting of tiling throughout, a bath/shower, sink and toilet.

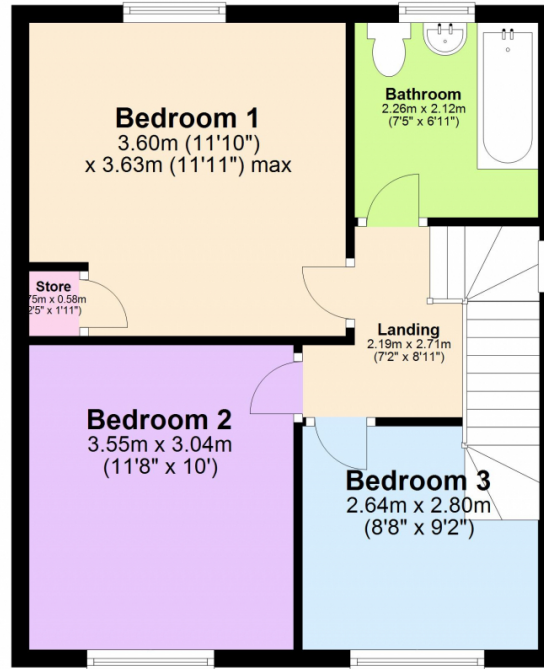
Ground Floor

Approx. 43.3 sq. metres (465.7 sq. feet)



First Floor

Approx. 42.7 sq. metres (460.0 sq. feet)



Total area: approx. 86.0 sq. metres (925.7 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

