

Montrose Road, Aylestone

Offers in Excess £300,000

This charming period semi-detached home on Montrose Road, Aylestone, features FOUR BEDROOMS, an open-plan dining kitchen, OFF-ROAD PARKING, and a low-maintenance garden. Ideally located near Aylestone High Street and transport links.





Living Room

16' 3" x 13' 4" (4.96m x 4.06m)

With a double-glazed window to the front elevation, ceiling spotlights, wood effect laminated flooring, chimney breast with fire, TV point, stairs to the first-floor landing and a radiator.



Dining Area

13' 4" x 10' 7" (4.07m x 3.22m)

With double-glazed windows to the side and rear elevations, wood effect laminated flooring, chimney breast, ceiling spotlights, radiator and access to:

Kitchen Area

13' 0" x 9' 9" (3.96m x 2.96m)

With a double-glazed window to the rear elevation, French doors to the rear garden, tiled flooring, a sink and drainer unit with a range of wall and base units with work surfaces over, double oven, gas hob, chimney hood, dishwasher and space for a fridge freezer.



First Floor Landing

Bedroom One

13' 6" x 10' 8" (4.11m x 3.25m)

With two double-glazed windows to the front elevation, chimney breast and radiator.



Bedroom Two

10' 8" x 10' 5" (3.26m x 3.18m)

With a double-glazed window to the side elevation, chimney breast with fireplace and a radiator.

Bedroom Three

9' 5" x 4' 9" (2.86m x 1.46m)

With a double-glazed window to the rear elevation and a radiator.

Bathroom

6' 5" x 6' 5" (1.96m x 1.96m)

With a double-glazed window to the side elevation, free-standing bath, WC, wash hand basin, tiled splashbacks and a chrome radiator.

Second Floor Landing

Bedroom Four

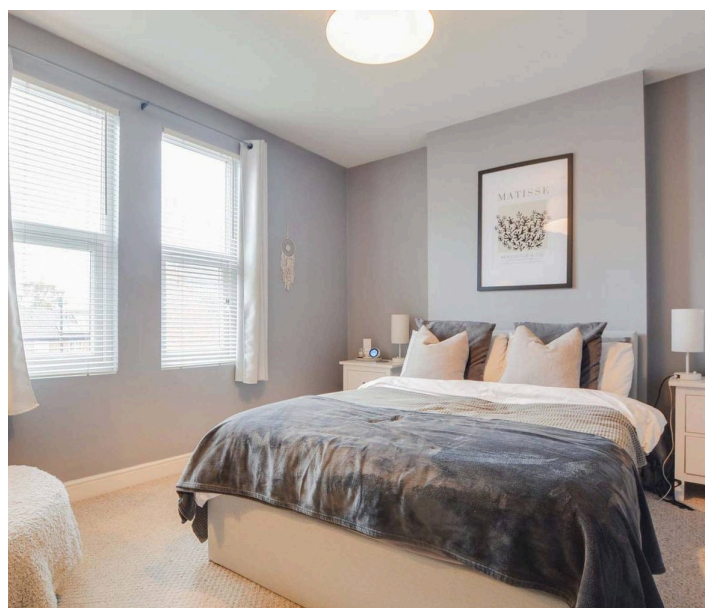
13' 11" x 6' 11" (4.24m x 2.11m)

With a double-glazed skylight window to the front elevation and door leading to:

En-Suite

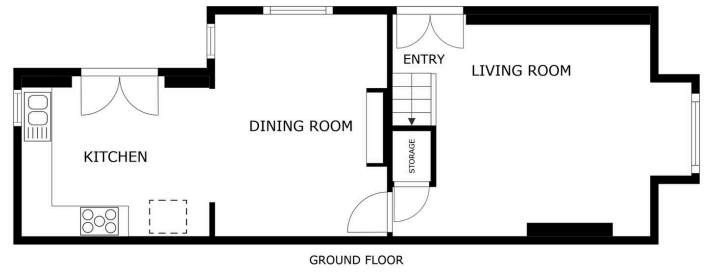
5' 9" x 5' 1" (1.76m x 1.56m)

With a double-glazed skylight window to the rear elevation, shower cubicle with shower head over, WC, wash hand basin with storage, tiled splashback, ceiling spotlights and a chrome radiator.







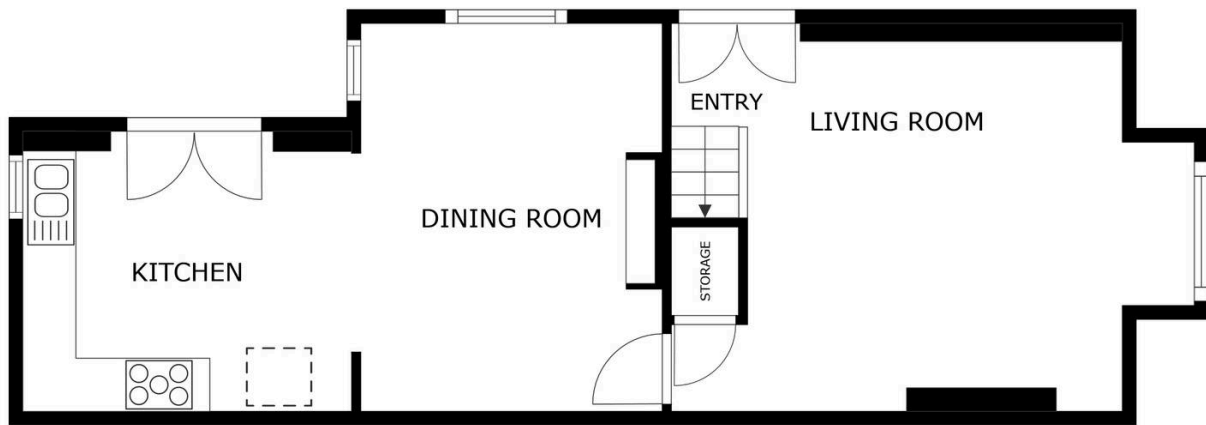


SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

 Matterport

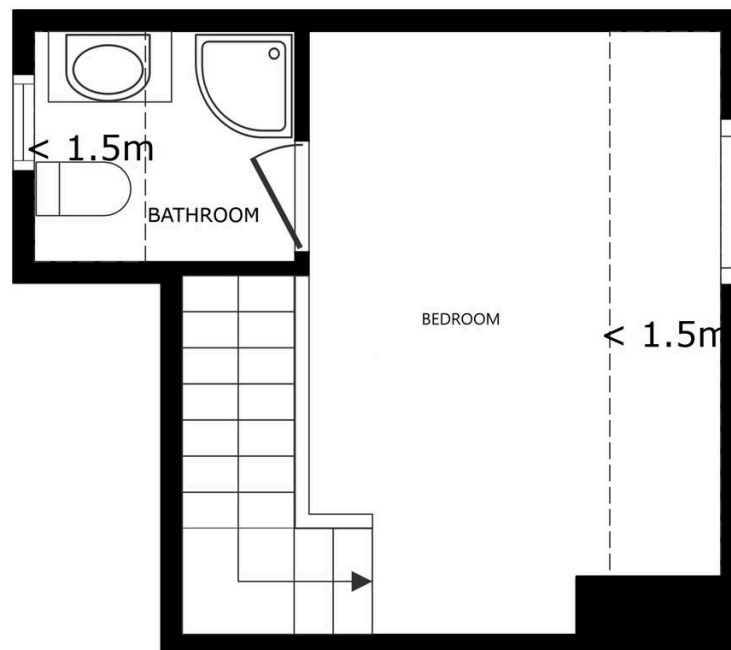
REAR GARDEN

With a paved patio seating area, lawn, mature and established flower beds, two outbuilds, shed and wooden double gates to the front elevation.



GROUND FLOOR

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FLOOR 2

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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: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

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