

Lutterworth Road, Aylestone

In Excess of £550,000

Available with NO CHAIN and set back from the road behind a deep frontage is this STUNNING detached home. Featuring four generously sized double bedrooms and over 1,800 sq. ft. of living space.





Entrance Hall

With wooden floor, internal door to garage, stairs to first floor, under stairs storage cupboard, radiator.

Open Plan Lounge Dining Room

Lounge Area

21' 3" x 17' 7" (6.48m x 5.36m)

With double glazed windows to the rear and side elevations, window shutters, feature media wall with TV point and inset electric fire, built-in shelving, built-in lighting, open aspect leading to dining area.

Dining Area

12' 0" x 9' 7" (3.66m x 2.92m)

With wooden floor, double glazed French doors to the rear elevation, window shutters.

Study Area

7' 8" x 4' 4" (2.34m x 1.32m)

With wooden floor, radiator, open aspect to lobby.

Lobby

With double glazed door to the side elevation, wooden floor.

Ground Floor WC

4' 6" x 4' 5" (1.37m x 1.35m)

With double glazed window to the side elevation, low-level WC, wash hand basin, extractor fan, heated chrome towel rail.



Kitchen Breakfast Room

14' 5" x 11' 10" (4.39m x 3.61m)

With double glazed window to the front elevation, window blinds, one and a half bowl stainless steel sink and drainer unit with waste disposal, a range of wall and base units with work surfaces over, built-in combination microwave and oven, separate built-in oven, induction hob with splash back and chimney hood over, built-in dishwasher, built-in fridge and separate freezer, pull out larder unit, built-in double bin, wine cooler, breakfast bar, tiled floor, radiator, archway through to utility room.

Utility Room

11' 10" x 5' 6" (3.61m x 1.68m)

With double glazed window to the side elevation, one and a half bowl stainless steel sink and drainer unit with wall and base units with work surfaces over, storage cupboards, plumbing for washing machine, tiled floor.



First Floor Landing

With double glazed window to the side elevation, airing cupboard, loft access with pull down ladder leading to boarded loft with lighting.

Bedroom One

14' 7" x 14' 10" (4.45m x 4.52m)

Measurement plus wardrobe space. With double glazed windows to the front and side elevations, built-in fitted partly mirrored wardrobes, air conditioning unit, ceiling fan, radiator.









En-Suite Shower Room

10' 0" x 5' 0" (3.05m x 1.52m)

With double glazed window to the side elevation, double shower cubicle with over head rain forest shower and hand held shower, wash hand basin, low-level WC, inset ceiling spotlights, extractor fan, tiled walls, tiled floor, heated chrome towel rail.

Bedroom Two

11' 8" x 10' 2" (3.56m x 3.10m)

Measurement plus wardrobe space. With double glazed window to the rear elevation, built-in fitted partly mirrored wardrobes, dressing table and drawers, radiator.

Bedroom Three

13' 6" x 9' 2" (4.11m x 2.79m)

With double glazed window to the rear elevation, built-in fitted partly mirrored wardrobes, radiator.

Bedroom Four

10' 3" x 8' 9" (3.12m x 2.67m)

With double glazed window to the front elevation, radiator.

Bathroom

9' 2" x 5' 2" (2.79m x 1.57m)

With double glazed window to the side elevation, bath with shower over and mixer tap shower attachment, low-level WC, wash hand basin, extractor fan, tiled walls, tiled floor, heated chrome towel rail.

Front Garden

Walled frontage with remote controlled electrically operated gates leading to a deep block paved driveway with raised lawn area, mature shrubs and trees, fencing to perimeter, outside lighting.

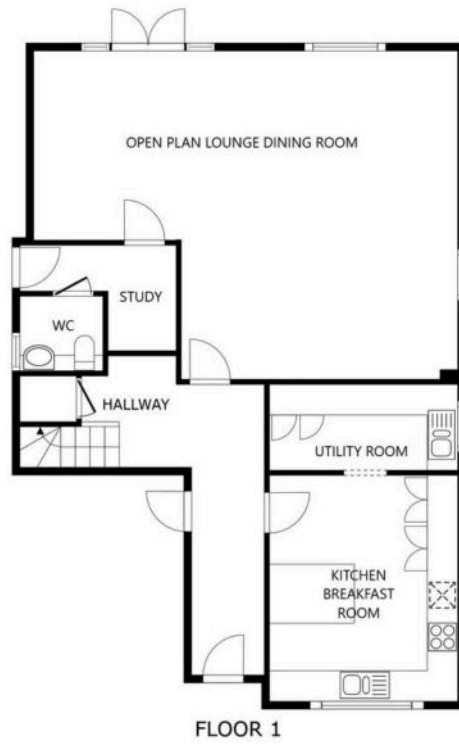
Rear Garden

A landscaped rear garden with paved patio area, raised timber sleepers, AstroTurf area, flowerbeds and shrubs, inset lighting, fencing to perimeter, storage shed, further paved seating area to the rear, outside lighting, gated side access.

Garage 1 Vehicle

Measuring 16'1" x 10'. With roll up door to the front elevation, power and lighting.

Driveway 6 vehicles



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

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