



Connells

Lutterworth Road
Aylestone Leicester



Property Description

Aylestone is a suburb of Leicester, southwest of the city centre and to the east of the River Soar. The parish church of St Andrew dates mostly from the 13th century. The area around the church retains much of the former village character and is referred to as 'the village' or 'Old Aylestone' by local residents. There is easy access to lots of country walks close by - Aylestone Meadows, Everards Meadows, Great Central Way and the Grand Union Canal. Walking distance to The Black Horse pub and Lock Keepers Cafe. The accommodation comprises of an open plan kitchen, living/dining area, downstairs cloakroom and conservatory to the ground floor and four bedrooms and washroom upstairs. Outside there is parking and a mature garden. Currently there are tenants in situ

Entrance

To the entrance of the property you have a double glazed front door which leads you in to the bright and airy lounge / dining area.

Lounge

14' 3" x 11' 11" (4.34m x 3.63m)

The lounge is decorated in neutral colours and comprises of bi-folding doors which open out to the side of the property, a built in storage cupboard, a wall mounted radiator and has wooden flooring.

Dining Room

11' 11" x 9' 11" (3.63m x 3.02m)

The dining room comprises of a gas fire, a vertical wall mounted radiator and has a tiled floor.

Kitchen

11' 11" x 9' 10" (3.63m x 3.00m)

The kitchen comprises of two double glazed windows to the front elevation, a fitted kitchen with both wall and base units, a sink with drainer, work surfaces, integrated electric hob, integrated electric oven, a wall mounted radiator and has a tiled floor.

Conservatory

16' 4" x 7' 11" (4.98m x 2.41m)

The conservatory is a great additional space to this property and comprises of double glazed windows and has a tiled floor.

Downstairs W/c

The downstairs W/C comprises of a wet room style shower, W/C, wash hand basin and has a brick tiled floor.

Bedroom One

13' 4" x 11' 3" (4.06m x 3.43m)

Bedroom one is a great size and comprises of bi folding doors which open out on to a balcony, two sky lights, a wall mounted radiator and has wooden flooring.

Bedroom Two

11' 11" x 9' 11" (3.63m x 3.02m)

Bedroom two comprises of two double glazed windows, television point, a wall mounted radiator and has wooden flooring.

Bedroom Three

11' 5" x 10' 7" (3.48m x 3.23m)

Bedroom three comprises of a double glazed window, television point, a wall mounted radiator and has wooden flooring.

Bedroom Four

8' 10" x 8' 4" (2.69m x 2.54m)

Bedroom four comprises of two double glazed windows, an airing cupboard, a wall mounted radiator and has wooden flooring.

Bathroom

The bathroom comprises of a window, a W/C, wash hand basin, a bath with shower over and has a tiled floor.

Work Shop

16' 6" x 11' 4" (5.03m x 3.45m)

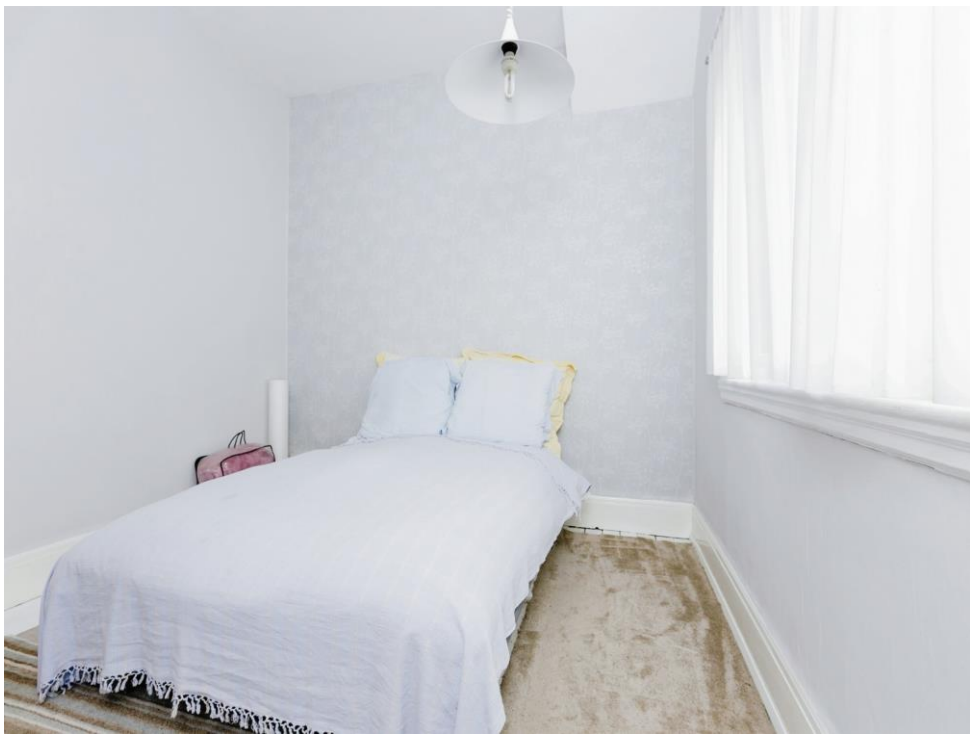
The work shop comprises of windows and a door leading out to the rear of the property, has a part tiled and part carpeted floor and has ample sockets.



Rear Of The Property

16' 6" x 11' 4" (5.03m x 3.45m)

To the rear of the property you have a mature garden, with established trees and shrubs and paved area.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: F

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Tenure: Freehold



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