

for sale

guide price **£400,000** Freehold



Lutterworth Road Aylestone Leicester LE2 8PE

A spacious property offered with no chain in Aylestone, a suburb of Leicester with great walking routes and access to the city centre. The accommodation comprises of an open plan kitchen/living/dining area, downstairs cloakroom and conservatory with four bedrooms and a washroom upstairs.

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Property Details

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.





To view this property please contact Connells on

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LEICESTER LE1 1JB

Tenure: Freehold

EPC Rating: F

Property Ref: LTR320866 - 0006

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