



**Connells**

Ainsdale Road  
Leicester



## Property Description

The entrance hallway opens into a spacious living room with the adjoining dining room and further kitchen having an access to the rear garden and garage.

To the first floor, there is a four bedroom and good-sized family bathroom.

Ainsdale Road is a quiet residential street positioned in the heart of Western Park. The convenient and sought-after suburb of Western Park is located to the west of the City centre and is well known for its excellent amenities as well as junction 21 of the M1/M69 motorway network for travel North, South and West, and the adjoining Fosse Park and Meridian Shopping, Entertainment, Retail and Business centres.

Property also benefits from a driveway leading to the garage & spacious rear garden with a good potential.

## Ground Floor

### Hallway

7' 3" x 11' 3" ( 2.21m x 3.43m )

### Kitchen

10' 6" x 11' 11" ( 3.20m x 3.63m )

Fitted with a range of wall & base units, sink unit, built in oven & hob with an extractor fan over, plumbing for washing machine, patio door to the garden & access to the garage

### Living Room

12' 10" x 11' 10" ( 3.91m x 3.61m )

Having a laminate flooring, radiator, ornamental fireplace & patio door to the rear garden

### Dining Room

8' 6" x 7' 10" ( 2.59m x 2.39m )

Having a laminate flooring, radiator & window to the front

## First Floor

### Bedroom 1

11' 3" x 10' 8" ( 3.43m x 3.25m )

Having a carpet floor, radiator, fitted wardrobes & window to the rear

### Bedroom 2

9' 10" x 8' 11" ( 3.00m x 2.72m )

Having a carpet floor, radiator & window to the front

### Bedroom 3

7' 5" x 10' 10" ( 2.26m x 3.30m )

Having a carpet floor, radiator & window to the front

### Bedroom 4

7' 7" x 7' 6" ( 2.31m x 2.29m )

Having a carpet floor, radiator & window to the front

### Bathroom

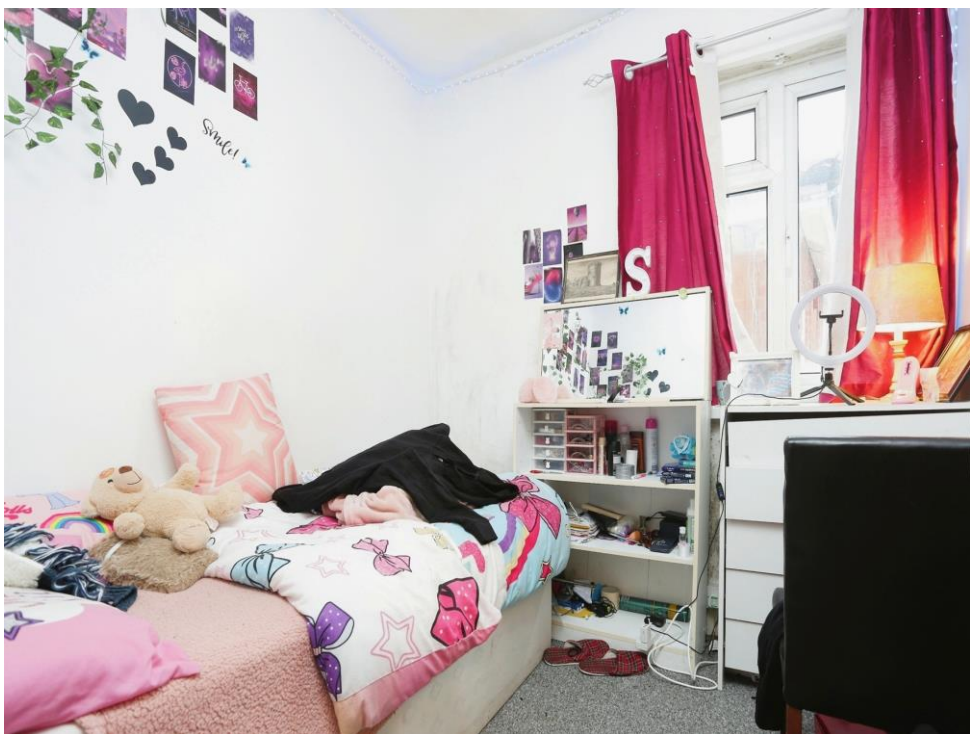
10' 7" x 7' 5" ( 3.23m x 2.26m )

Having a bath, wash hand basin & toilet

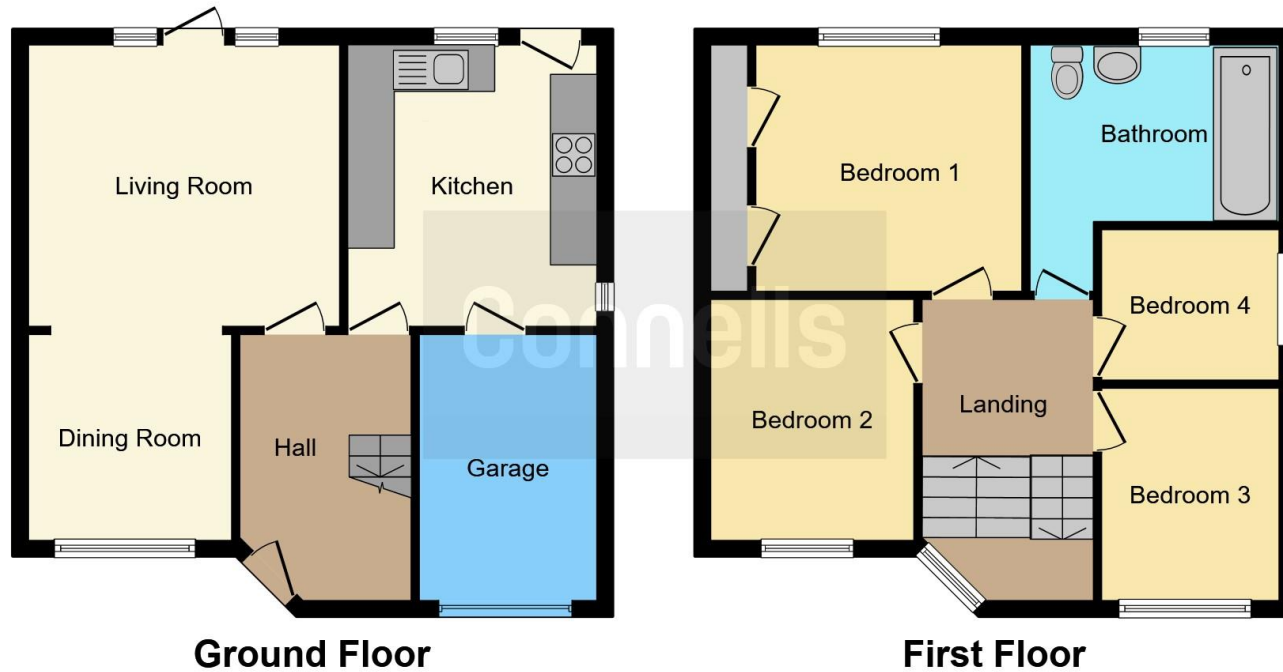
## Garage

11.15. sq. m.









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.

To view this property please contact Connells on

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**EPC Rating: E**

Tenure: Freehold

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