



nestegg
PROPERTY
0166 286 300
FOR SALE

Connells

Plantation Avenue
Leicester



Property Description

Connells are pleased to present this stunning 3 bedrooms detached house. Has been thoughtfully extended & improved by the current owners perfectly located in the heart of Aylestone village.

Aylestone is perfect for anyone wanting to be near the City Centre but without the hustle and bustle. Aylestone is close to the surrounding motor ways and Fosse shopping park and has everything to offer with a wide range of shops, supermarkets, takeaways, restaurant's and pubs.

Aylestone has many schools for all ages including an all-boys secondary school and an all-girls secondary school and being a short bus drive away from the City Centre it is also convenient for anyone attending University or College.

Ground Floor

Hallway

9' 8" x 11' 6" (2.95m x 3.51m)

With a wooden flooring, radiator, under stairs cupboard & access to all rooms

Lounge

13' 5" x 17' 9" (4.09m x 5.41m)

Having a carpet, radiators, a delightful log burning stove, window to the side & a bay window to the front aspect

Open Plan Kitchen/Living Room

18' 8" x 25' 8" (5.69m x 7.82m)

Spacious and bright area with fitted kitchen has a range of wall & base cabinets, has an island with inset sink drainer with mixer tap & integrated appliance, skylight window, bi-fold doors open up the whole rear of the kitchen, a log burning stove & dining area. Also provide an access to utility room and garage.

Utility Room

6' 6" x 11' 5" (1.98m x 3.48m)

With a range of wall & base units, plumbing for a washing machine & space for a tumble dryer.

Shower Room

6' 1" x 10' 5" (1.85m x 3.17m)

Has a low level w/c, wash hand basin & walk in shower

First Floor

Bedroom 1

13' 9" x 12' 4" (4.19m x 3.76m)

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

Bedroom 2

11' 9" x 15' 6" (3.58m x 4.72m)

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

Bedroom 3

12' 2" x 8' 6" (3.71m x 2.59m)

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

Bathroom

8' 1" x 7' 6" (2.46m x 2.29m)

Fitted with a four piece suite comprising of low level w/c, wash hand basin with vanity around, free standing bath, a walk in shower cubicle & tiling flooring.

Garage

12.42 sq. m. Has a roller shutter door, power & lighting









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: E

Tenure: Freehold

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