



5 Paigle Road

Aylestone, Leicester, LE2 8HP

£195,000



In need of modernisation & repair this semi-detached family home represents an excellent opportunity for builders or buyers looking for a project. Located in an extremely popular location with easy access to the city centre, The King Power Stadium & the motorway network

- SEMI DETACHED HOUSE
- 3 BEDROOMS
- THROUGH LOUNGE DINER
- KITCHEN
- EXCELLENT LOCATION
- IN NEED OF MODERNISATION AND REPAIR
- EPC D
- COUNCIL TAX BAND B
- Available Broadband - standard - superfast . Ultrafast See ofcom broadband checker



THE ACCOMMODATION

Benefiting from Gas Central Heating and uPVC double glazing, but in need of modernisation and some repair work this 3 bedroom semi-detached family home would suite cash buyers or builders looking for a project.

Enjoying an elevated position on a good sized plot in the sought after Leicester suburb of Aylestone, close to the Old village centre.

Convenient for local schools, amenities and leisure facilities, Paigle Road has easy access to Leicester City Centre, Fosse Retail Park and the motorway network.

The house is entered through a uPVC double glazed porch and through a timber front door into the entrance hall with doors to the ground floor rooms and a staircase, with cupboard under, rising to the first floor. Originally having 2 separate reception rooms, an archway now joins together the front room with a bay window overlooking the front, and the larger rear room also having a bay window overlooking the rear garden. The enlarged kitchen is in need of an upgrade and possibly some structural repair has a door leading out into a rear lobby with a door onto the patio and a store room housing the boiler, and a wc off.

Upstairs, there are 2 well-proportioned double bedrooms and a generous sized single room with a family bathroom completing the internal accommodation.

OUTSIDE

Standing behind a part rendered brick wall, the house enjoys an elevated position with 3 steps rising to the front door, with pedestrian access to the rear.

The generously sized rear garden has a paved patio area leading to a lawn with well stocked borders and a timber garden shed at the bottom.

THE AREA

Aylestone is an extremely popular suburb of Leicester standing approx. 3.5 miles south of the city centre. Until 1896 Aylestone was a village but was incorporated in the city following the 1891 Leicester extension act.

The area around the centre including the shops, bars and restaurants, and the 13th Century St. Andrews Church still very much has the feel of a village community and is very popular today due in part to its proximity to the city centre, Fosse Retail Park and the motorway network.

Aylestone Meadows is a 22 acre nature reserve to the West of the area where the River Sence flows into the River Soar and The Grand Union Canal was once a major transport link through the city. A high value wildlife area with a medieval packhorse bridge is now considered to be the largest such area in Leicester and very popular with families, dog walkers and cyclists.



Floor Plans



Viewing

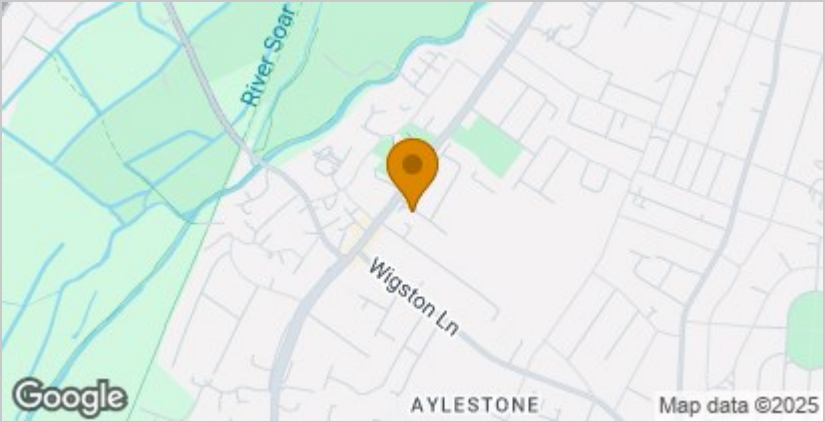
Please contact our Wigston Sales Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.



Aston & Co Estate Agents 67 Long Street, Wigston, Leicestershire, LE18 2AJ
Tel: 0116 2883872 Email: info@astonandco.co.uk <https://astonandco.co.uk/>

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Area Map



Energy Efficiency Graph

