



Aylestone Drive, Leicester, LE2 8SB
Offers over £229,000
Freehold



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Leicester
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Acquire Sales and Lettings are pleased to bring this three bedroomed, bay fronted semi detached house to the market. Conveniently located in the sought after area of Aylestone, giving excellent access to major road links, schools and shops. The property briefly comprises of entrance into porch, leading into hallway, giving access to living room with bay window, dining room and kitchen. To the first floor there are three bedrooms and family bathroom. Inviting front garden with potential to convert to driveway and secluded garden to the rear.



ENTRANCE HALL

Wooden laminate flooring and gas central heated radiator. This welcoming hallway offers access to stairs to the first floor with storage underneath and access into the downstairs rooms.

BAY FRONTED LIVING ROOM

11' 11" x 10' 1" (3.634m x 3.085m) Carpet to floor, gas central heated radiator and upvc double glazed bay window to front elevation.

LIVING ROOM

11' 11" x 10' 0" (3.646m x 3.061m) Wooden laminate to floor, gas central heated radiator and upvc double glazed patio doors leading to rear garden.

KITCHEN

11' 11" x 6' 4" (3.642m x 1.954m) Tiles to floor, upvc double glazed windows to rear and side elevation and door leading to rear garden. Full range of wall and base units with electric oven and gas hob. Space for appliances including freezer and washing machine.

STAIRS AND LANDING

Carpeted flooring, window to side elevation and providing access to three bedrooms, bathroom and loft.

BEDROOM 1

12' 0" x 9' 11" (3.662m x 3.038m) Carpet to floor, gas central heated radiator and upvc double glazed bay window to front elevation.

BEDROOM 2

11' 10" x 9' 11" (3.629m x 3.048m) Carpet to floor, gas central heated radiator and upvc double glazed window to rear elevation.

BEDROOM 3

8' 3" x 6' 6" (2.521m x 2.004m) Carpet to floor, gas central heated radiator and upvc double glazed window to front elevation.

BATHROOM

6' 3" x 6' 3" (1.930m x 1.923m) Vinyl laminate to floor, gas central radiator and upvc window to rear elevation. Tiled walls with three piece suite comprising of panelled bath, wash hand basin and W.C.

OUTSIDE

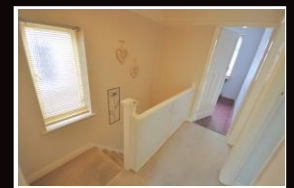
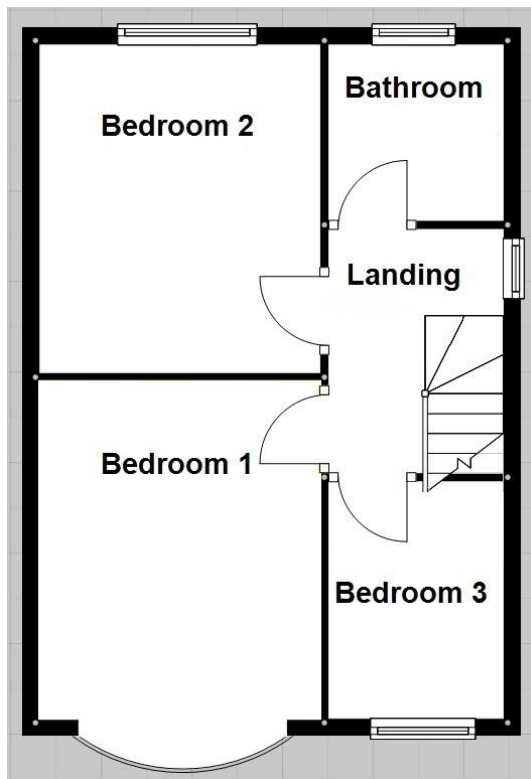
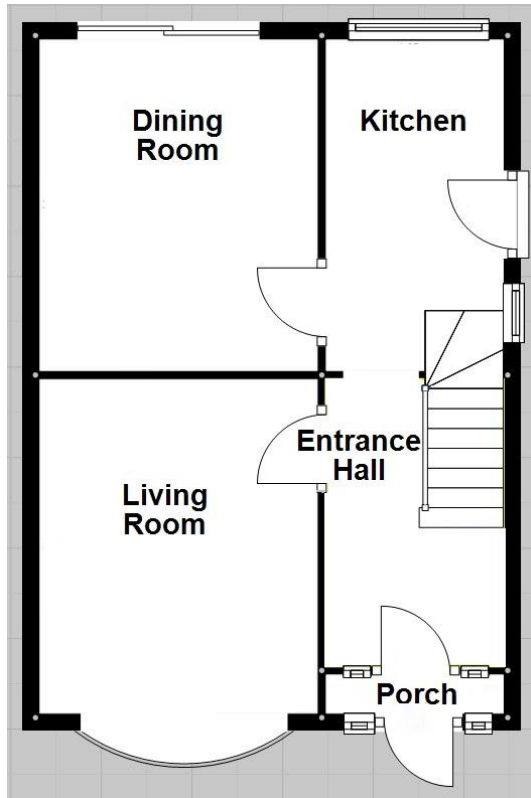
To the front of the property is a small garden area with potential to convert to driveway. To the rear is a secluded garden with patio and lawn. There is access via external side gate and doors from house.

DISCLAIMER

Council tax band B.

Whilst every attempt has been made to ensure the accuracy of the details of floor plan, measurements, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





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