



60 Lutterworth Road, Aylestone, Leicester, Leicestershire, LE2 8PF

HOWKINS &  
HARRISON

60 Lutterworth Rod,  
Aylestone, Leicester, Leicestershire,  
LE2 8PF

Guide Price: £800,000

An extended four bedroom character property situated on a generous plot, approaching 1/3 of an acre, with parking for several vehicles. The property further benefits from a large enclosed rear garden and garage, and is located in the heart of Aylestone, ideally situated close to many amenities including local transport links, major road networks and nearby Fosse Park Shopping Centre.

#### Features

- Character property
- Generous plot
- Four bedrooms
- Sherwin Kitchen
- Extended
- Spacious hallway with original fireplace
- Oak flooring to the ground floor
- Three bathrooms, one on the ground floor
- Mature front and rear gardens
- Garage



## Location

Aylestone is a residential area on the outskirts of Leicester approximately three miles south of the city centre. Situated in the heart of this sought after prime location there is easy access to the popular newly rejuvenated Fosse Park Retail Centre and the M1/M69 road junction, offering excellent transport links. The nearest railway station is South Wigston, approximately 1.6 miles away with the mainline Leicester City Station just 2.6 miles away. Leicester train station is a stop on the East Midlands Trains London to Sheffield line, ideal for the commuter, providing access to London St Pancras in little over an hour. The station is also part of the Cross-Country network from Birmingham to Stansted airport, along with direct trains to cities including Nottingham, Birmingham, Derby, Lincoln and Cambridge. A range of local shopping can be located nearby together with schooling, sporting and recreational facilities. Aylestone Leisure Centre offers activities in our sports halls, together with our 3G football pitch, swimming pools and gym. There are lovely local parks at Aylestone Meadows and Fosse Park and Leicester city centre is a short drive away. The area boasts a range of education facilities that features several well equipped primary and secondary schools, ensuring quality education for local children. Additionally, there are nearby colleges and universities for those pursuing higher education, offering a vast array of courses and academic opportunities.



## Ground Floor

The front door provides access to a porch, with a further door leading to a fabulous, spacious hallway with oak flooring, stairs rising to the first floor and doors leading to the cloakroom and ground floor accommodation. The focal point of the hall being an original brick-built feature fireplace. Multipaned double doors lead through to the sitting room, which also has beautiful oak flooring along with a box bay leaded window and recess with beam over a feature fireplace with leaded windows either side. There is a spacious dining room divided into a seating area with stone feature fireplace, which extends through an archway to the dining area in front of further leaded windows and leaded French doors which lead to the rear garden. Double multipaned doors provide access to the kitchen and when fully extended, create an open plan feel to the area, ideal for entertaining. There is a quality Sherwin fitted kitchen comprising of wall and base units, pan and cutlery drawers and glazed display cupboards, with a bespoke circular breakfast bar with work surfaces over. There is space for an Aga or range style cooker. Oak flooring is fitted throughout the dining and kitchen area. An inner hallway gives access to the garage and a large walk-in pantry, with ample shelved storage, along with a utility area with space and plumbing for a washing machine and tumble dryer. The family room boast views over the garden and has further oak flooring, numerous windows affording lots of natural light, double doors to the rear and a door leading to a ground floor shower room complete with wet room shower, WC and wash hand basin inset into a vanity unit.





## First Floor

From the first floor, the landing provides access to four bedrooms and the family bathroom. The master bedroom has leaded windows overlooking the front aspect and benefits from a walk-in wardrobe and an attached en-suite. A fully tiled bathroom has been tiled in a neutral colourway with pretty mosaic inserts and is fitted with a ball and claw foot bath, wash hand basin, WC and corner shower enclosure.



## Outside

The property has a spacious driveway with turning area landscaped with a combination of block paving and grey slate, which provides parking for several vehicles in front of the single garage. There are planted borders and a small lawn area along with gates to one side which provide access to the spacious rear garden, with patio and steps leading up to a lawn with paved pathway to one side. From here further steps lead to an additional lawn area with garden shed in one corner. The mature garden has a private feel with planted borders. The total plot is approaching 1/3 of an acre or thereabouts.





## Viewing

Strictly by prior appointment via the selling agents. Contact 01455 559203.

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

Leicester City Council 0116 454 1004.  
Council Tax Band – E.

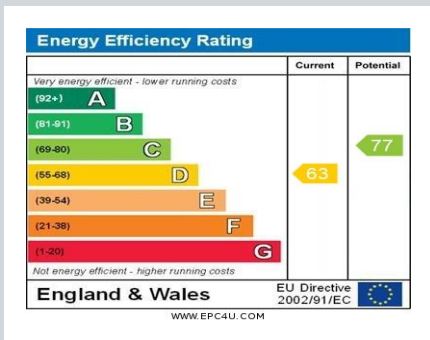
## Lutterworth Road, Aylestone, Leicester, LE2

Approximate Area = 2183 sq ft / 202.8 sq m

Garage = 115 sq ft / 10.6 sq m

Total = 2298 sq ft / 213.4 sq m

For identification only - Not to scale



## Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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