



## 19 Astill Lodge Road, Leicester

Offers Over £280,000



# 19 Astill Lodge Road

Leicester, Leicester

\* CALL TO ARRANGE A VIEWING \* THREE bedroom  
DETACHED house \* offered with NO CHAIN \* ONE  
FAMILY HOMEOWNER since being built 45 YEARS ago  
approx by DAVID WILSON \* DETACHED GARAGE \* OFF  
ROAD PARKING

Council Tax band: B

Tenure: Freehold

- A very well presented three bedroom detached family home
- One homeowner since the house was built by David Wilson
- The family of this home has loved living here, looked after and cherished the property for over 45 years approximately,
- Kitchen with a breakfast bar, Two double sized bedrooms and a nice sized single bedroom, bathroom with an electric shower over the bath tub
- Living dining room having an open, light and airy feel to it
- Having the luxury of three garden sections, front, side and rear
- Potential to increase the residence square footage, this would be subject to planning permission and building regulations being obtained first, we highly suggest this is checked
- Detached single garage and off road parking in front of it
- Being offered with no onward chain



All measurements, floor areas, openings and orientations are approximate and for display purposes only.  
They should not be relied upon and do not form as any part of agreement.  
All parties must rely on their own inspections and no liability is taken for any errors.

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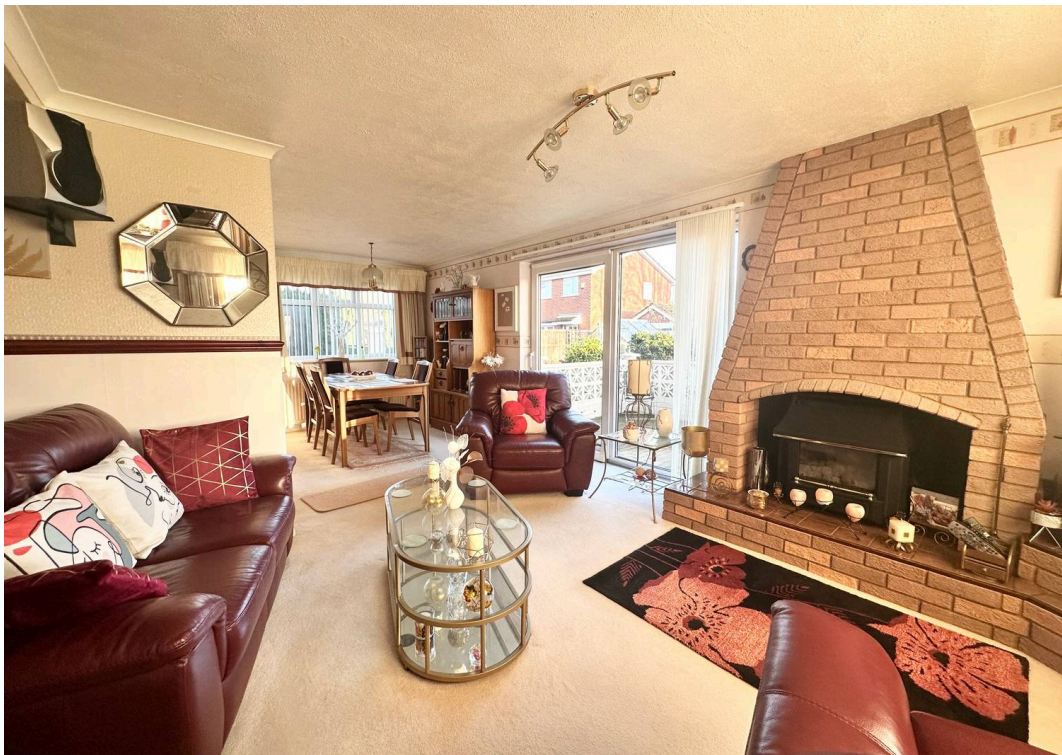
**\*\* CALL TO ARRANGE A VIEWING** - This very well presented three bedroom detached family home is offered to the market with no onward chain and represents a fabulous opportunity to acquire a much loved home that has been owned by the same family since it was built by David Wilson approximately 45 years ago.

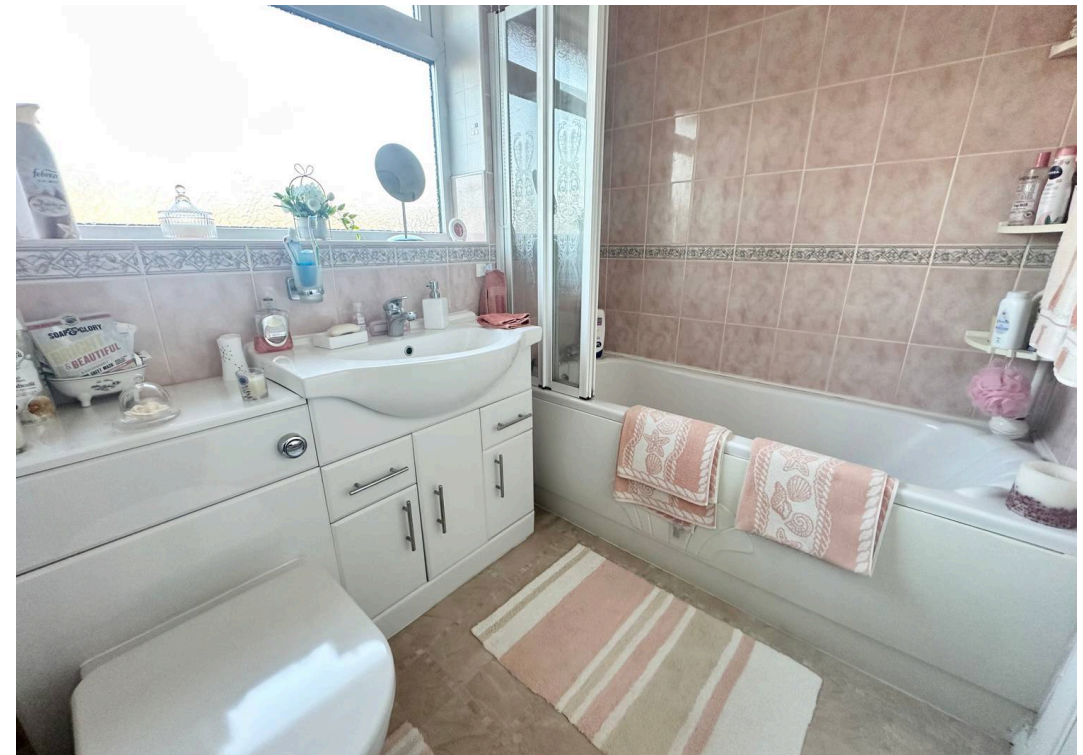
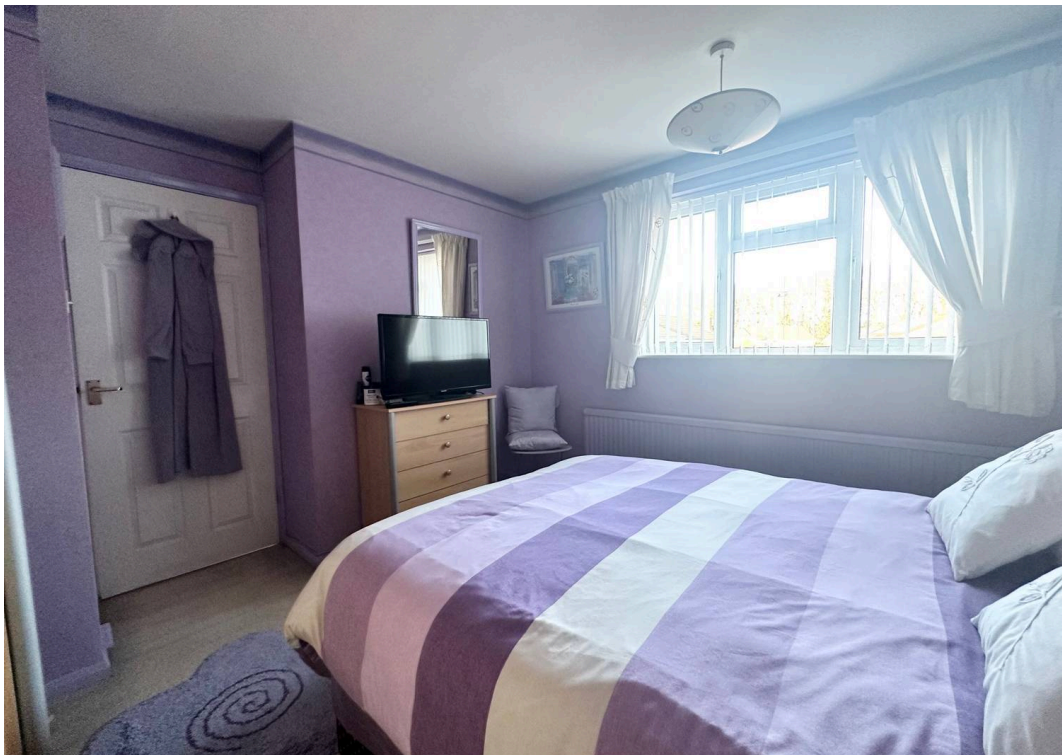
The current owner has cherished and carefully maintained the house throughout their tenure, resulting in a welcoming and comfortable residence that is ready to move into. The accommodation in brief comprises of an entrance area practical for storing your coats/ shoes, a spacious and light-filled living dining room, which benefits from an open and airy feel, providing an ideal setting for both relaxing and entertaining. The kitchen is thoughtfully laid out and features a breakfast bar (perfect for informal dining or enjoy morning coffee).

Upstairs, there are two generously sized double bedrooms and a well proportioned single bedroom, making the home suitable for families or those seeking comfortable living arrangements. The bathroom is fitted with an electric shower over the bath-tub, offering convenience for busy households. Further benefits include a detached single garage and off road parking in front of it, ensuring space for your vehicle. The property also offers excellent potential to increase the overall square footage (subject to obtaining the necessary planning permissions and building regulations, which we highly recommend prospective buyers research further, if this is of interest to you).

This home is ideally suited to those looking for a property with scope to personalise and make their own, while still being able to enjoy the comfort and quality of a well maintained family house from day one. Early viewing is highly recommended to fully appreciate the warmth, care and delightfulness of this loved home.









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