



Aylestone Road, Aylestone

In Excess of £380,000

A BEAUTIFULLY PRESENTED Victorian family home with accommodation over THREE FLOORS. Featuring FOUR BEDROOMS and three en-suites. Outside enjoys low-maintenance front and rear gardens.





Entrance Vestibule

With access to entrance hall.

Entrance Hall

An attractive entrance hall with original Minton tiled floor, dado rail, picture rail, ceiling coving, ceiling rose, stairs to first floor, under stairs cupboard.

Reception Room One

52' 10" x 43' 0" (16.10m x 13.10m)

With double glazed bay window to the front elevation, bespoke window shutters, ceiling coving, picture rail, chimney breast with electric fire, TV point, radiator.

Reception Room Two

14' 0" x 10' 5" (4.27m x 3.18m)

With double glazed window to the rear elevation, double glazed French doors providing access to rear garden, chimney breast with electric fire, surround and hearth, ceiling coving, picture rail, radiator.

Fitted Dining Kitchen

22' 7" x 9' 7" (6.88m x 2.92m)

With double glazed windows to the side elevation, ceramic tiled floor, a range of wall and base units with marble effect laminate work surface over, inset sink, drainer and mixer tap, part tiled walls, gas cooker point, plumbing for dishwasher, plumbing for washing machine, space for fridge freezer, ceiling coving, spotlights, open access leading to the garden room.



Garden Room

12' 6" x 12' 6" (3.81m x 3.81m)

With double glazed windows to the side and rear elevations, double glazed door leading to rear garden, ceramic tiled floor, radiator.

Ground Floor WC

With low-level WC, wash hand basin, part tiled walls.

First Floor Landing

With dado rail, two ceiling roses, built-in cupboard, stairs leading to second floor.

Bedroom One

17' 1" x 16' 3" (5.21m x 4.95m)

With double glazed bay window to the front elevation, further double glazed window to the front elevation, chimney breast with cast iron fireplace, tiled surround and hearth, ceiling coving, ceiling rose, radiator, door leading to en-suite.

En-Suite

9' 0" x 4' 0" (2.74m x 1.22m)

With shower cubicle, wash hand basin, low-level WC, wash hand basin, part tiled walls, extractor fan, radiator.

Bedroom Two

9' 6" x 8' 8" (2.90m x 2.64m)

With double glazed window to the rear elevation, ceiling coving, dado rail, picture rail, ceiling rose, radiator.









Bedroom Three

9' 6" x 7' 6" (2.90m x 2.29m)

With double glazed window to the rear elevation, ceiling coving, dado rail, radiator.

En-Suite

6' 0" x 6' 0" (1.83m x 1.83m)

Maximum measurements. With shower cubicle, low-level WC, wash hand basin, part tiled walls, radiator.

Family Bathroom

10' 5" x 6' 0" (3.18m x 1.83m)

With double glazed windows to the side elevation, ceramic tiled floor, bath with mixer tap and shower over, low-level WC, wash hand basin, part tiled walls, radiator.

Second Floor Landing

With double glazed skylight window, under eaves storage.

Bedroom Four

16' 0" x 12' 11" (4.88m x 3.94m)

With double glazed window to the front elevation, bespoke shutters, built-in cupboard, radiator.

En-Suite

9' 6" x 6' 0" (2.90m x 1.83m)

With double glazed window to the rear elevation, bath, low-level WC, wash hand basin, half wall tongue and groove wall panelling, dado rail, radiator.

Front Garden

Deep frontage with paved pathway.

Rear Garden

A low maintenance paved rear garden with fenced/walled perimeter.



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





FLOOR 3

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.