



Florence Street, Aylestone

£240,000 Freehold

A fantastic 3-bed semi-detached home in Aylestone. Features a spacious through lounge, modern kitchen, gated off-road parking, and a lovely rear garden. Perfect for families. No upward chain!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D



Knightsbridge
Estate Agents

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Entrance Hall

A bright and welcoming entryway featuring a double-glazed leaded window to the side elevation, a radiator, stairs rising to the first floor, and a highly practical under-stairs storage cupboard.

Through Lounge & Dining Room

23' 11" x 10' 2" (7.30m x 3.10m)

An expansive, dual-aspect living space designed for both relaxation and formal dining. Features a large double-glazed window to the front elevation, dual radiators, and a double-glazed door opening directly onto the rear patio.

Modern Kitchen

15' 9" x 5' 7" (4.80m x 1.70m)

A contemporary kitchen fitted with a sleek range of wall and base units, expansive work surfaces, and a stainless steel sink and drainer. Fully equipped with a built-in oven, electric hob, plumbing for a washing machine, plumbing for a dishwasher, a wall-mounted boiler, and a double-glazed door to the garden.



Ground Floor WC

3' 3" x 2' 4" (1.00m x 0.70m)

A highly convenient, modern addition featuring a low-level WC and a double-glazed privacy window to the rear elevation.

Landing

Providing seamless access to all first-floor rooms, complete with a double-glazed window to the side elevation allowing for natural light.

Bedroom One

10' 10" x 10' 2" (3.30m x 3.10m)

A beautifully bright and airy principal double bedroom featuring a large double-glazed window to the front elevation and a radiator.

Bedroom Two

10' 10" x 9' 2" (3.30m x 2.80m)

A spacious second double bedroom overlooking the peaceful rear garden, benefiting from handy fitted wardrobes and a radiator.

Bedroom Three

6' 7" x 5' 7" (2.00m x 1.70m)

A versatile bedroom utilising an impressive dual-aspect window to the front elevation, complete with a radiator, perfect as a child's bedroom or a home office.

Family Bathroom

5' 7" x 5' 7" (1.70m x 1.70m)

A contemporary three-piece suite comprising a paneled bath with an electric shower over, a wash hand basin with built-in storage, and a low-level WC. Enhanced by fully tiled walls, a radiator, and a double-glazed leaded window to the rear.

Rear Garden

Paved patio with flower beds, outside lighting, outside tap, shed, side access.

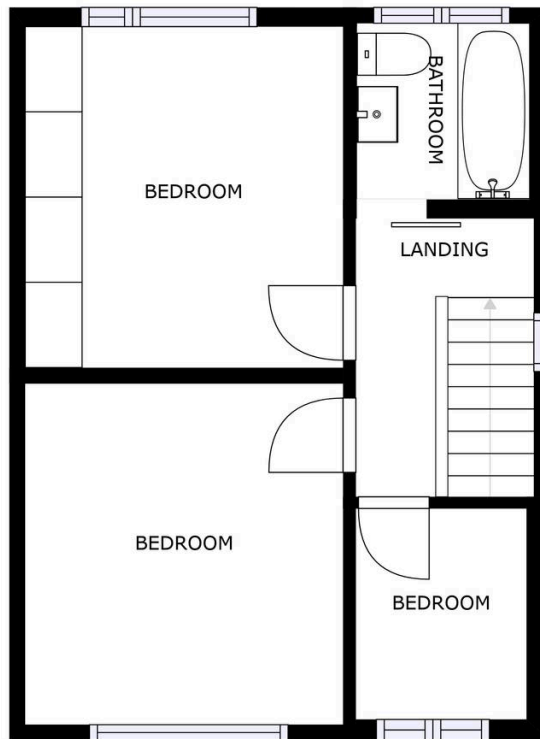
Driveway

Paved frontage providing off-road parking.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

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We'll keep you moving...



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