



## Burnaston Road, Aylestone

In Excess of £320,000 Freehold

A spacious four-bedroom end townhouse in Aylestone. Featuring open-plan living, a ground-floor bedroom with en-suite, two bathrooms, gardens to the side and rear, parking and a double-sized garage.





#### **Entrance Hall**

Double-glazed door to the front elevation, stairs to the first floor, under-stairs storage cupboard, tiled flooring.

#### **Reception Room One**

13' 5" x 10' 0" (4.10m x 3.04m)

(into bay). Double-glazed bay window to the front elevation, chimney breast, TV point, radiator. Double doors leading to the open-plan area

#### **Open Plan Living/Kitchen/Dining Room**

##### **Living Area**

21' 9" x 16' 1" (6.62m x 4.90m)

Double-glazed window and French doors to rear elevation, inset ceiling spotlights, living flame effect gas fire with surround, TV point and two radiators.

##### **Kitchen Area**

9' 10" x 9' 10" (3.00m x 3.00m)

Double-glazed window to the rear elevation, inset ceiling spotlights, stainless steel sink and drainer unit, wall and base units with work surfaces, breakfast bar, gas cooker point with extractor hood, plumbing for dishwasher and washing machine, space for fridge freezer, partly tiled walls and tiled flooring.

##### **Ground Floor Bathroom**

9' 0" x 5' 11" (2.74m x 1.80m)

Double-glazed window to side elevation, bath with mixer tap/shower attachment, separate shower cubicle, low-level WC, wash hand basin, partly tiled walls, tiled flooring and a heated chrome towel rail.



#### **Ground Floor Bedroom (Bedroom Four)**

10' 2" x 8' 10" (3.09m x 2.70m)

Double-glazed window to front elevation, built-in wardrobes and hidden access to the ensuite.

#### **Ensuite Shower Room**

8' 6" x 2' 11" (2.59m x 0.90m)

Double-glazed window to side elevation, shower cubicle, low-level WC, wash hand basin, partly tiled walls, tiled flooring and heated chrome towel rail.

#### **First Floor Landing**

Double-glazed window to the side elevation.

#### **Bedroom One**

11' 4" x 12' 2" (3.45m x 3.70m)

Double-glazed window to front elevation, laminate flooring, and a radiator.

#### **Bedroom Two**

11' 6" x 10' 1" (3.50m x 3.07m)

Double-glazed window to the rear elevation, laminate flooring and a radiator.

#### **Bedroom Three**

6' 3" x 5' 3" (1.90m x 1.60m)

Double-glazed window to the front elevation, and a radiator









### **First Floor Bathroom**

6' 11" x 5' 3" (2.10m x 1.60m)

Double-glazed window to rear elevation, bath with shower over, low-level WC, wash hand basin, built-in cupboard, partly tiled walls, tiled flooring and a heated chrome towel rail.

### **Front Garden**

A well-maintained front garden with pathway leading to front door, lawn, mature flowerbeds and shrubs, brick walled border.

### **Rear Garden**

To the side and rear of the property are well-maintained gardens having paved patio seating area, lawn, gated access to off-road parking, fencing to perimeter, breeze block constructed store 10'10" x 10'8"

Driveway

Access via a lowered curb to the rear for one car

Garage

Double-sized garage.



**First Floor**





The property is ideally situated for everyday amenities along Aylestone Road within Aylestone and local schooling, including Granby Primary School and Montrose School. Within reach are local sporting facilities such as Grace Road Cricket Ground, King Power Football Stadium and Leicester Tigers Stadium further afield. Regular bus routes running to and from Leicester City Centre and the main ring road are also within reach, giving easy access to M1 & M69 motorway junctions. Fosse Retail Park is also within reach.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

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