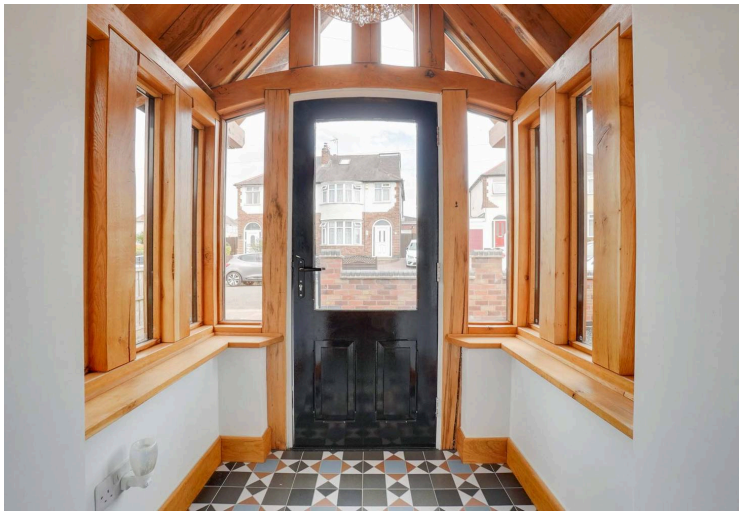






Conaglen Road, Aylestone

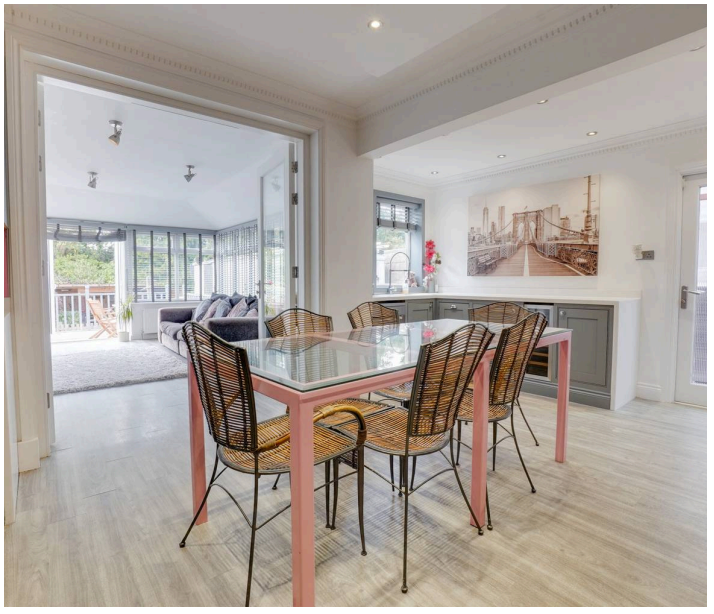
Offers Over £370,000 Freehold

Spacious 4-bed semi in Aylestone with loft suite, private balcony, modern kitchen, extended family room, and stunning views over Aylestone Meadows. Three floors, large garden, and outbuilding.

KB Knightsbridge Estate Agents
0116 288 4888







Entrance Porch
The property is approached through an attractive oak-framed entrance porch, which adds plenty of character to the front elevation. The porch leads through to the main wooden entrance door and onwards into the hallway.

Entrance Hall
13' 1" x 6' 0" (4.00m x 1.84m)
Accessed via the wooden entrance door, the hallway provides access to the principal ground-floor accommodation and staircase rising to the first floor. Finished with laminate flooring and benefiting from a useful understairs storage cupboard.

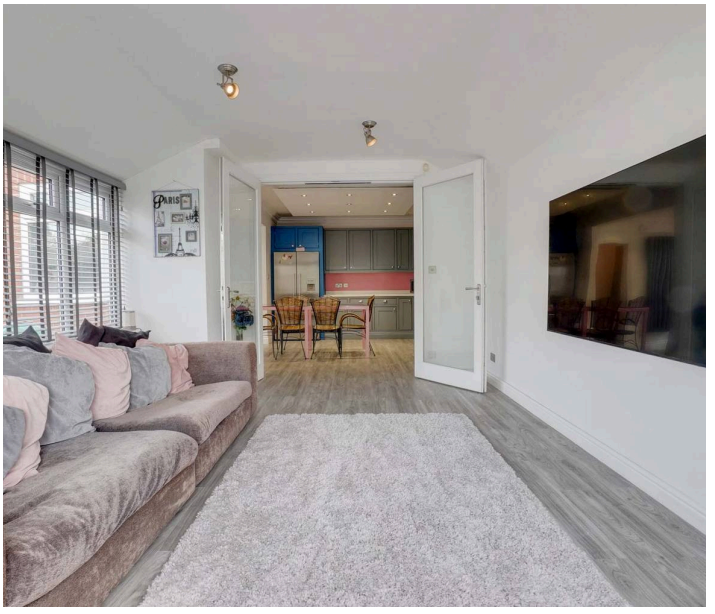
Reception Room
13' 9" x 11' 5" (4.18m x 3.48m)
A beautifully presented bay-fronted reception room positioned to the front of the property. The large bay window incorporates attractive wooden sills and allows plenty of natural light into the room. A feature stone fireplace with inset gas fire provides an attractive focal point, whilst a radiator completes the room.



Kitchen

17' 11" x 11' 7" (5.45m x 3.53m)

A particularly impressive kitchen and dining space, fitted with an extensive range of contemporary Shaker-style wall and base units complemented by generous work surfaces. There is space for an American-style fridge freezer and freestanding double oven, with an extractor hood positioned above. Further appliance space includes provision for a dishwasher, whilst a built-in wine cooler provides an additional feature. The room benefits from windows to the side elevation, laminate flooring, recessed ceiling spotlights, decorative cornicing and a contemporary tall column radiator. There is also ample space for a large dining table, making this a fantastic sociable space for everyday family life and entertaining. The kitchen flows through into the extended sun room/family room, creating a particularly generous ground-floor layout.



Extended Sun Room / Family Room

16' 2" x 12' 9" (4.93m x 3.88m)

A fantastic addition to the rear of the property. This area was originally constructed as a conservatory but has subsequently been substantially enclosed, bricked and plastered to create a more conventional additional reception room. The room benefits from laminate flooring and an abundance of natural light from the extensive glazing running along the side and rear elevations. A door opens directly onto an elevated decked terrace, providing an excellent connection between the internal living space and rear garden. This versatile room could be used as a second lounge, family room, entertaining space or playroom and is particularly effective when combined with the adjoining kitchen/dining area.



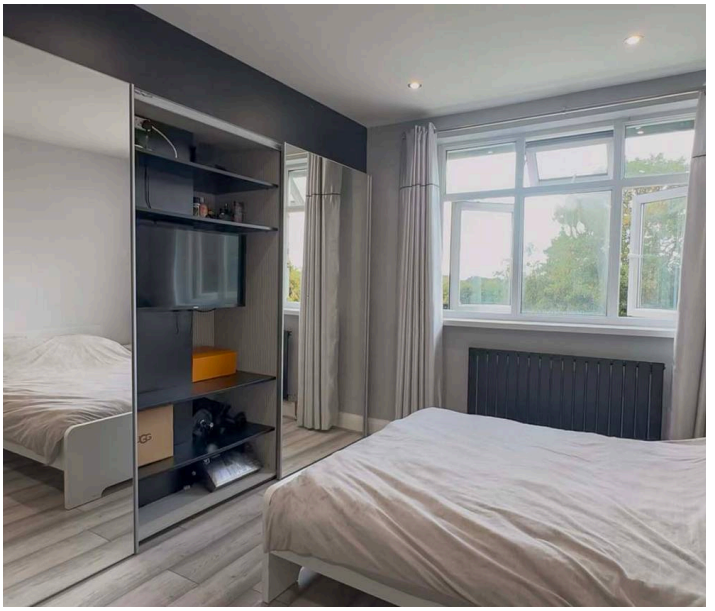


First Floor Landing
The first-floor landing provides access to three bedrooms and the family bathroom, with stairs continuing to the converted second floor.



Bedroom One
13' 5" x 10' 0" (4.10m x 3.04m)
A generous double bedroom positioned to the front of the property and benefiting from a large bay window, which provides plenty of natural light. The room features laminate flooring, a radiator positioned beneath the window and fitted wardrobes providing excellent storage.

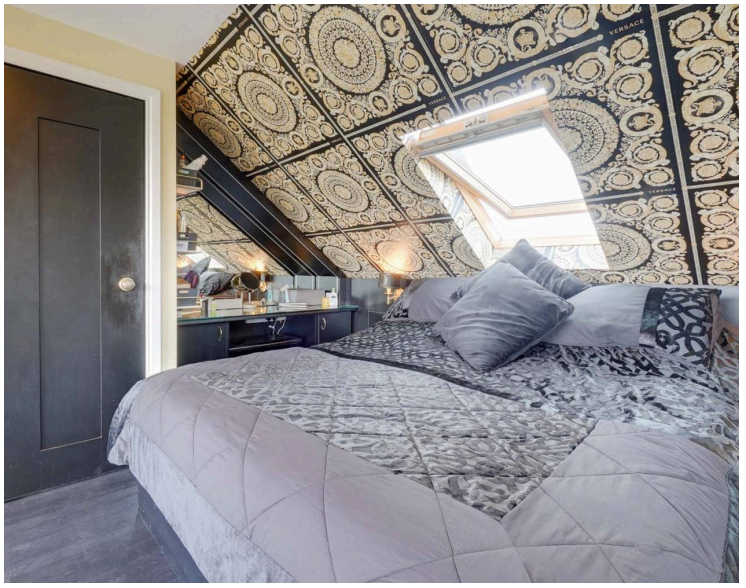
Bedroom Two
12' 7" x 10' 11" (3.83m x 3.32m)
Another well-proportioned double bedroom positioned to the rear of the property. A particular highlight of this room is its outlook towards Aylestone Meadows, with the elevated rear position providing attractive views across the surrounding greenery. Further features include laminate flooring, built-in wardrobes, fitted desk area and a radiator positioned beneath the rear-facing window.



Bedroom Three
8' 0" x 7' 5" (2.43m x 2.27m)
Positioned to the front of the property, the third bedroom benefits from a front-facing window, radiator and laminate flooring. This would work well as a child's bedroom, nursery or home office.









Rear Garden

Family Bathroom

8' 11" x 6' 3" (2.73m x 1.91m)

A well-appointed family bathroom offering both separate bathing and showering facilities. The room is finished with tiled flooring and tiled walls and comprises a freestanding bath with handheld shower attachment, separate shower enclosure, wash hand basin and heated towel rail. There is also an extractor fan and a window to the rear elevation providing natural light and ventilation.

Principal Loft Bedroom

16' 9" x 16' 5" (5.10m x 5.00m)

The converted second floor is one of the real highlights of the home, creating an impressive principal bedroom suite with a fantastic outlook across Aylestone Meadows. The bedroom is exceptionally spacious and benefits from a rooflight positioned to the front elevation above the bed, allowing additional natural light into the room. To the rear, bi-folding doors open onto a private balcony, creating a superb indoor/outdoor feel and taking full advantage of the property's elevated position. The balcony enjoys far-reaching views across the greenery and treetops of Aylestone Meadows, providing a particularly special feature that is rarely found in properties of this type. Internally, the room benefits from fitted wardrobes and a fitted vanity area. A particularly striking feature is the freestanding bath positioned in front of the rear bi-folding doors, with a rainfall-style shower above, allowing the outlook to become a real feature of the suite.

WC

There is also a separate enclosed WC area containing a toilet and wash hand basin, providing privacy from the main bedroom space.

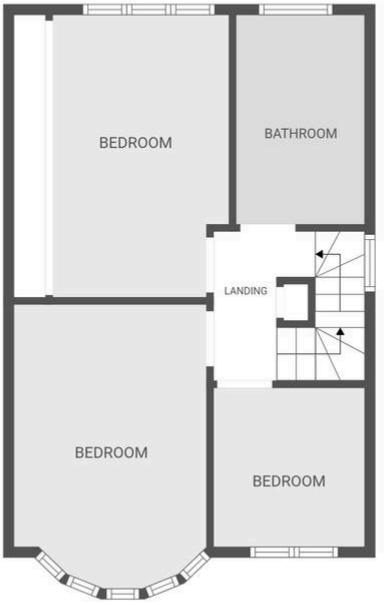
The rear garden is arranged over different levels and enjoys a particularly attractive position backing directly towards the greenery of Aylestone Meadows. Immediately adjoining the extended family room is an elevated decked terrace, creating an ideal space for outdoor dining and seating. This position takes advantage of the property's open rear aspect and provides an excellent entertaining area directly accessible from the house. Steps lead down into the main garden, which provides further outdoor space and includes a substantial timber-built structure/outbuilding towards the rear. The garden's position is undoubtedly one of the property's biggest selling points, with the surrounding mature trees and greenery creating a much more open outlook than would typically be expected within a residential setting.

Front Garden

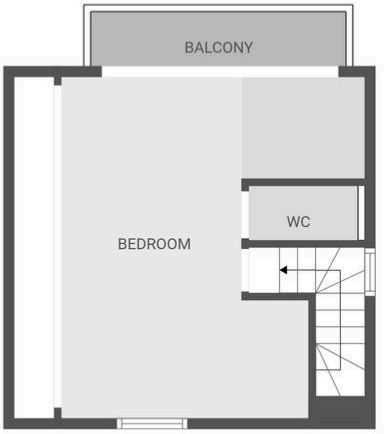
The property has an attractive traditional semi-detached frontage with bay windows to both the ground and first floors. A particularly attractive timber-framed entrance porch creates a distinctive entrance to the property, whilst a low-level brick boundary wall separates the frontage from the pavement. There is also access running along the side of the property towards the rear.



Ground floor

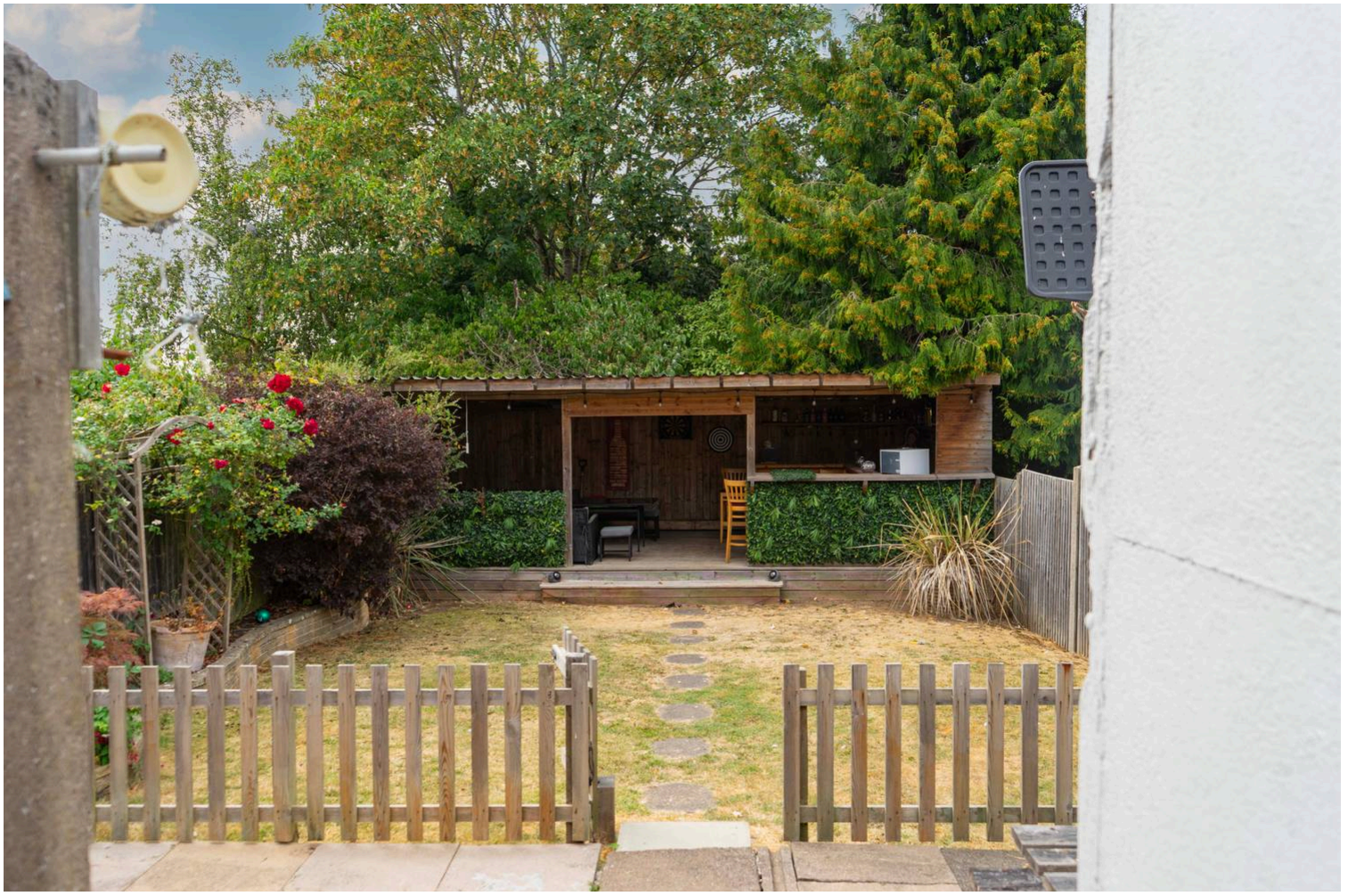


1st floor



2nd floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

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