



9 St. Annes Drive  
Leicester, LE2 8HU

Offers In Excess Of £260,000

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Well presented family home is convenient for local shops, amenities, schools, Fosse Retail Park and the motorway network with easy access to Leicester City Centre. Ideal for running a home business with office space, storage & parking.

- SEMI DETACHED FAMILY HOME
- 2 RECEPTION ROOMS
- REFITTED KITCHEN WITH UTILITY AREA
- 3 BEDROOMS
- MODERN FAMILY BATHROOM
- STUDY/WORK FROM HOME SPACE
- GARDENS TO FRONT SIDE AND REAR
- EXCELLENT LOCATION
- EPC RATING COUNCIL TAX BAND C
- Available Broadband - standard - superfast . Ultrafast See ofcom broadband checker



## INTRODUCTION

Enjoying a prominent corner position with a wide frontage providing parking for at least 2 vehicles, this delightful, traditional family home is ideal for buyers who run a business from home with spacious accommodation, converted office space and storage to the side. Pleasantly presented and lovingly maintained by the current owners, the property is conveniently located for local shops, bars and restaurants with Montrose Primary School, which was give a "GOOD" rating in the last OFSTED report in September 2024, just a short walk away.

Benefiting from Gas Central Heating and uPVC central heating the house is accessed through a uPVC front door and briefly comprises: An entrance hall, front and rear reception rooms with a dividing stud wall which could be removed to create a through lounge, an enlarged fitted kitchen with rear porch and utility area off. Upstairs off the spacious landing there are 2 double bedrooms, a single bedroom and a re-fitted family bathroom. The garage has been converted into a storage area to the front and an area to the rear with light and heat, that has been dry-lined and insulated to create an ideal office space. There is also a separate garden storage shed.

## THE ACCOMMODATION

The house is entered through an open arched porch and through the front door into the entrance hall which provides access to the downstairs rooms with a staircase rising to the first floor. There are 2 reception rooms to the right with the front room, having a bay window overlooking the front garden, currently being used as a dining room. The larger room to the back is used as a lounge and has a window providing view of the rear garden. There had formerly been folding doors between the two rooms but they have now been divided by a stud wall which could be removed to re-instate the through longe if required.

The kitchen has been re-fitted with a range of modern shaker style base units with a stainless steel sink and drainer, space for some white good and a large window to the side. A door leads through into the back porch with doors to the side and rear gardens and having utility areas off with plumbing for a washing machine and space for additional white goods

The stairs from the hall rise up to the first floor landing. Bedrooms one and two are similar sized double bedrooms, one to the front with a bay window overlooking the front garden, and one to the rear with a widow overlooking the back garden, both having ample space for double bedroom suites.

Bedroom 3 is a single room to the front and a re-fitted family bathroom with a modern white suite comprising a vanity unit with toilet and sink, and a "P" shaped bath with shower and glass screen over completes the internal accommodation

## OUTSIDE

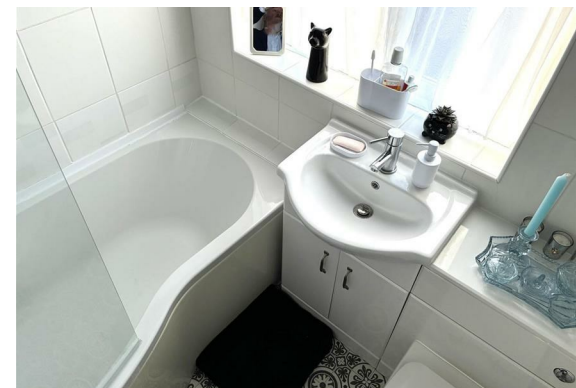
Enjoying a prominent position on St Annes Drive, Just off Aylestone Road and a short distance from all of the areas many amenities. Located on a bend, the property has a very wide frontage with a drive providing parking for 2 vehicles with the remainder of the garden being pleasantly landscaped with a sweeping lawn with mature borders. A timber gate provides access to the side patio garden area, an office/store, a storage shed and into the house. The enclosed rear garden has been thoughtfully designed with easy maintenance in mind. Enclosed by fencing to provide a good level of privacy there is a paved seating area with gravelled pathways and raised beds.

## THE AREA

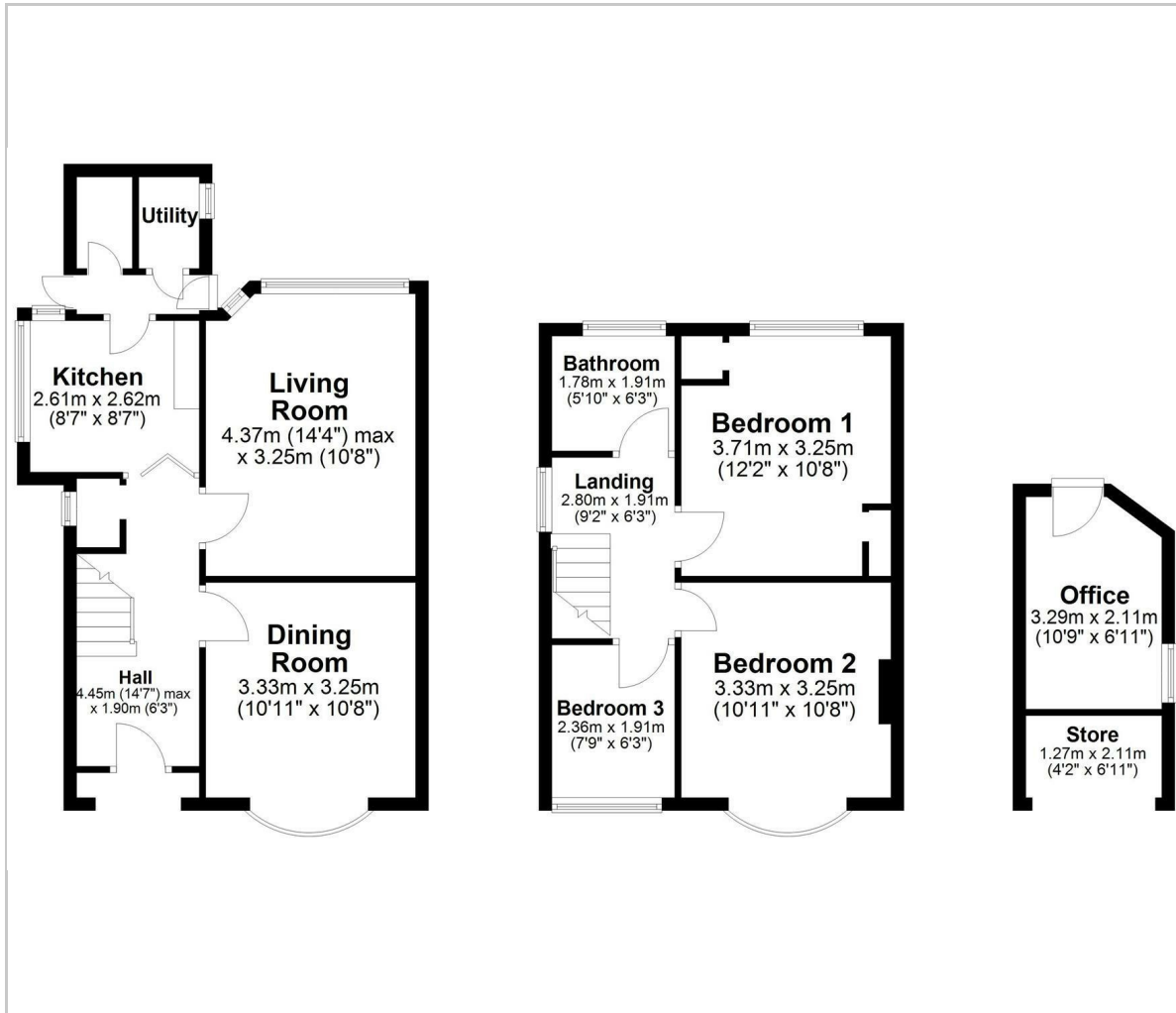
St Annes Drive is a popular residential street off Aylestone Road just a short walk from the old Village centre and convenient for all of the local amenities. Aylestone is an extremely popular suburb of Leicester standing approx. 3.5 miles south of the city centre. Until 1896 Aylestone was a village but was incorporated in the city following the 1891 Leicester extension act.

The area around the centre including the shops, bars and restaurants, and the 13th Century St. Andrews Church still very much has the feel of a village community and is very popular today due in part to its proximity to the city centre, Fosse Retail Park and the motorway network.

Aylestone Meadows is a 22 acre nature reserve to the West of the area where the River Sence flows into the River Soar and The Grand Union Canal which was once a major transport link through the city. A high value wildlife area with a medieval packhorse bridge is now considered to be the largest such area in Leicester and very popular with families, dog walkers and cyclists.



## Floor Plan



## Viewing

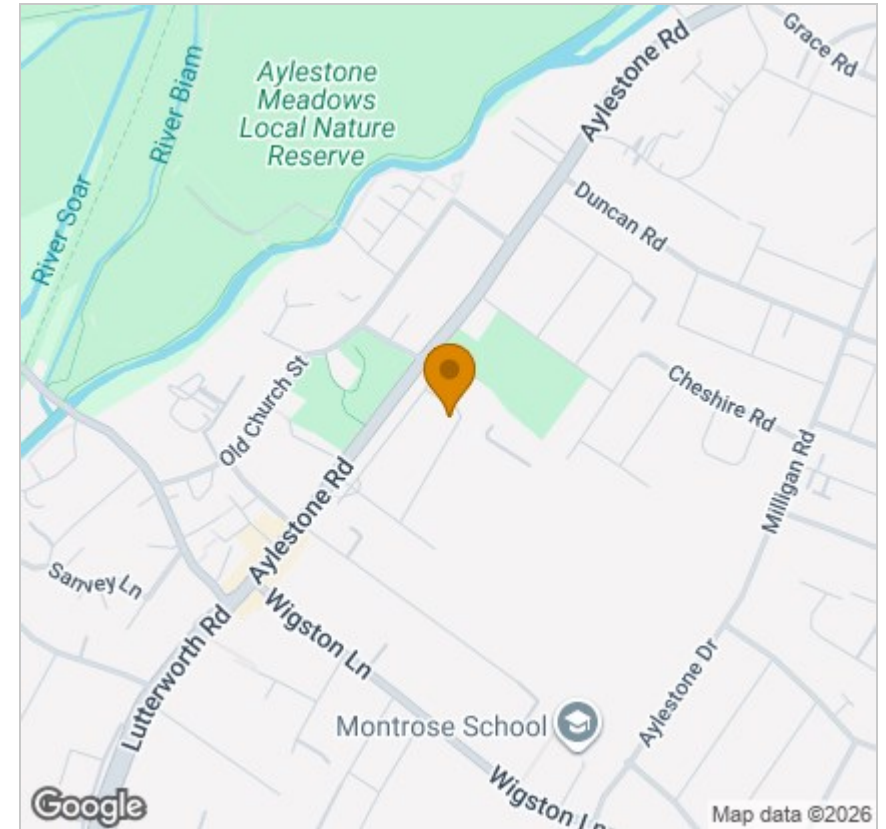
Please contact our Wigston Sales Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

