



Belvoir Drive, Aylestone

Offers in Excess of £380,000 Freehold

Spacious 3-story period home on popular Belvoir Drive. Features 3 reception rooms, 5 bedrooms, en-suite, 4-piece bathroom, low-maintenance garden. Close to local schools & transport.





Entrance Hall

A welcoming entrance hall entered via a solid composite front door, with stairs off providing access to the first-floor landing, coving to the ceiling, picture rail, checkerboard-styled tiled floor, understairs cupboards and radiator.

Reception Room One

16' 0" x 14' 0" (4.88m x 4.27m)

Boasting plenty of natural light coming through the double-glazed bay window to the front elevation, a feature chimney breast with an open wood-burning fire together with surround and hearth, coving to the ceiling, picture rail, television point, and a radiator.

Reception Room Two

14' 0" x 14' 0" (4.27m x 4.27m)

Having natural light flowing through the double-glazed window to the rear elevation, chimney breast with living flame gas fire together with tiled surround and hearth, coving to ceiling, picture rail, TV point, and radiator.

Reception Room Three

13' 0" x 10' 0" (3.96m x 3.05m)

Having natural light flowing through the UPVC double-glazed window to the side elevation, a connecting door to the kitchen, and a radiator.



Kitchen

13' 0" x 10' 0" (3.96m x 3.05m)

Having a UPVC double-glazed window to the side elevation and a UPVC double-glazed door providing access to the rear garden. The kitchen also comprises a range of base and wall units, together with laminated work surfaces, a stainless steel sink, drainer, and mixer tap, and tiled splashbacks. There is space for a freestanding range-style oven with an extraction hood over, space for a fridge freezer, plumbing for a washing machine and dishwasher, space for a tumble dryer, and ceramic tiled flooring.

Downstairs WC

Having a double-glazed window to the side elevation, a low-level WC, a wash hand basin, and tiled splashbacks.

First Floor Landing

Having access to the following rooms and stairs provides access to the second floor.

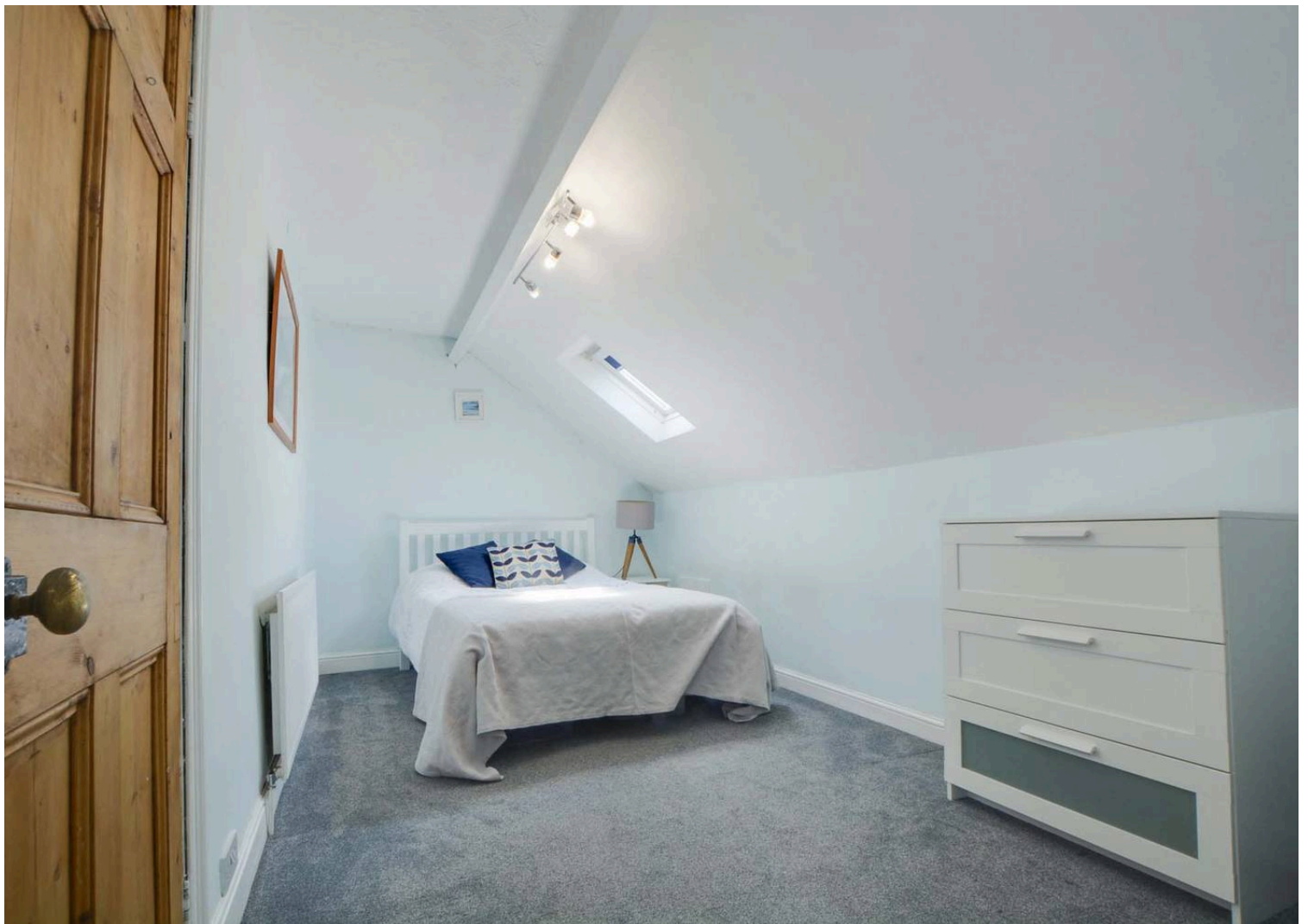
Bedroom One

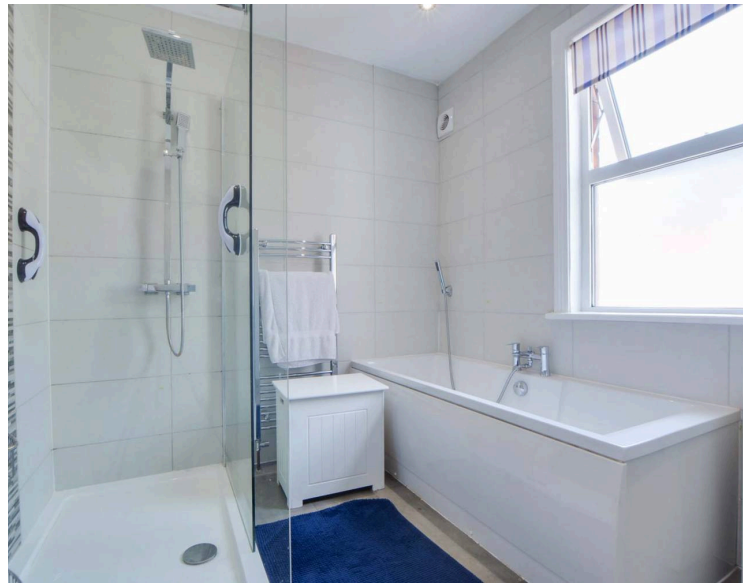
16' 0" x 14' 0" (4.88m x 4.27m)

The principal bedroom has natural light flowing through the double-glazed window to the front elevation, a chimney breast with a feature fireplace, surround and hearth, picture rail, and radiator.









Bedroom Two

14' 0" x 14' 0" (4.27m x 4.27m)

Having a double-glazed window to the rear elevation, wood-effect laminated flooring, a chimney breast, a picture rail, and a radiator.

Bedroom Three

13' 0" x 10' 0" (3.96m x 3.05m)

Having a UPVC double-glazed window to the rear elevation and also the side elevation, radiator, and door providing access to the en-suite.

En-Suite

7' 4" x 5' 0" (2.24m x 1.52m)

En-suite comprising a shower cubicle with a shower head over, a low-level WC, a wash hand basin, tiled splashbacks, and a feature wall-mounted chrome towel rail/radiator.

Bathroom

7' 5" x 8' 0" (2.25m x 2.44m)

Having a UPVC double-glazed window to the side elevation, bath with mixer shower tap over, separate shower cubicle with shower head over and screen, wash hand basin with under-basin storage, ceramic tiled flooring, and chrome towel rail/radiator.

Separate WC

Having a UPVC double-glazed window to the side elevation, a WC, and a wash hand basin.

Second Floor Landing

Providing access to bedrooms four and five.

Bedroom Four

17' 0" x 8' 0" (5.18m x 2.44m)

Having a UPVC double-glazed window to the front elevation, a Velux-style window to the rear elevation, and a radiator.

Bedroom Five

14' 0" x 8' 0" (4.27m x 2.44m)

Having a UPVC double-glazed window to the side elevation and a radiator.

Front Garden

A front garden with a pathway providing access to the front door.

Rear Garden

Having a slab patio leading to a well-maintained lawn, two brick-built outhouses, one with power, and well-maintained fenced perimeter borders.



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: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

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