Carl Street, Aylestone, Leicester

Guide Price £250,000 Freehold

An extended, beautifully appointed 3-bed period townhouse in popular Aylestone. Boasts a stylish open-plan dining kitchen, cosy bay-fronted lounge, guest WC, and a low-maintenance rear garden.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

KB Knightsbridge Estate Agents

0116 288 4888

Entrance Hall
Features stairs offering access to the first-floor landing and a radiator.

Reception Room One
15' 5" x 10' 4" (4.70m x 3.15m)
Boasts plenty of natural light through a double-glazed bay window to the front elevation. Features a television point and a radiator.

Open Plan Fitted Dining Kitchen
17' 0" x 13' 10" (5.18m x 4.22m)
Stylishly appointed with wood-effect flooring, an impressive range of base and wall units, and work surfaces. Includes an enamel sink drainer with a mixer tap. Integrated appliances consist of an inset 4-ring gas hob, oven with extraction hood over, dishwasher, fridge, and freezer. Features double-glazed skylight windows, three feature drop-down lights, part-tiled walls, a radiator, and a double-glazed window and door to the rear elevation.

Utility / WC
Features wood-effect flooring, a low-level WC, a wash hand basin, plumbing for a washing machine, tiled walls, and a radiator.
First Floor Landing
Features a picture rail and a loft inspection hatch.

Bedroom One
10' 6" x 10' 6" (3.20m x 3.20m)
Features natural light from a uPVC double-glazed window to the front elevation, a picture rail, a television point, and a radiator.

Bedroom Two
10' 6" x 9' 0" (3.20m x 2.74m)
Features a uPVC double-glazed window to the rear elevation, a picture rail, and a radiator.

Bedroom Three
7' 7" x 7' 5" (2.31m x 2.26m)
Features a uPVC double-glazed window to the front elevation, built-in over-stairs storage cupboard, and a radiator.

Shower Room
7' 6" x 5' 7" (2.28m x 1.70m)
Features a uPVC double-glazed window to the rear elevation, a corner shower cubicle with a shower head over, a low-level WC, and a wash hand basin. Completed with tiled splashbacks, ample storage facilities, and a chrome towel rail/radiator.

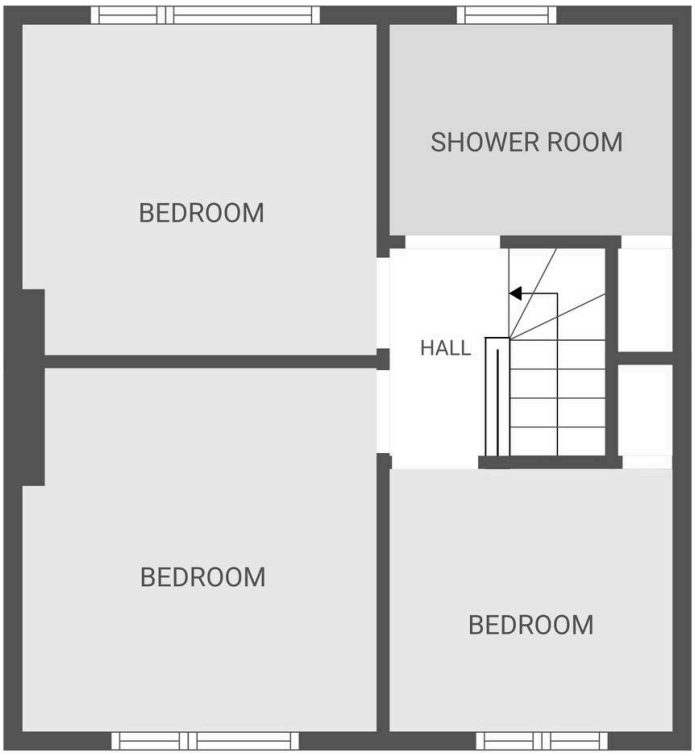
Front Garden

Foregarden frontage with gated access, featuring a pathway providing access to the front door.

Rear Garden

Features a slabbed patio seating area leading to a raised lawn. Accented by mature, established flower beds and well-maintained borders.

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



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