



## Alton Road, Aylestone

### Offer Over £240,000 Freehold

A charming 3-bed bay-fronted home in popular Aylestone. Features off-road parking, vacant possession, & a bright open-plan kitchen/diner with French doors. Ideal for first-time buyers or investors!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D





### Entrance Hall

12' 11" x 5' 7" (3.94m x 1.69m)

Accessed via a UPVC double-glazed front door. Benefiting from laminate flooring, a radiator positioned beneath a window to the side elevation and a useful storage cupboard. Providing access to the lounge, kitchen and first-floor accommodation.

### Living Room

12' 0" x 11' 2" (3.67m x 3.41m)

Positioned to the front of the property and benefiting from a bay window with fitted net blinds, allowing excellent natural light. Features include fitted carpet and a tall wall-mounted radiator. A comfortable reception room ideal for everyday living.

### Open Plan Kitchen & Dining Area

#### Dining Area

12' 6" x 11' 1" (3.80m x 3.37m)

Open-plan to the kitchen and benefiting from French doors opening onto the rear garden. Features include laminate flooring and two radiators, creating a bright and practical space for dining and entertaining.

#### Kitchen Area

9' 0" x 5' 5" (2.75m x 1.66m)



### **Kitchen Area**

9' 0" x 5' 5" (2.75m x 1.66m)

Fitted with a range of wall and base units with complementary work surfaces. Features include an integrated oven, hob and extractor hood together with space for a washing machine and fridge freezer. The Ideal combination boiler is located within the kitchen. Further benefiting from part-tiled walls, tiled flooring, a radiator positioned behind the door and window to the side elevation.

### **First Floor Landing**

Carpeted staircase with handrail to the left-hand side and window to the side elevation providing natural light.

### **Bathroom**

9' 9" x 5' 11" (2.98m x 1.80m)

Fitted with a bath incorporating a shower over, a wash hand basin with a storage unit beneath, and a WC. Benefiting from part-tiled walls, vinyl flooring, a towel rail radiator and a window to the rear elevation.

### **Bedroom One**

11' 10" x 10' 8" (3.61m x 3.26m)

Double bedroom positioned to the rear of the property. Benefiting from fitted carpet, radiator and window overlooking the rear garden.

### **Bedroom Two**

12' 2" x 10' 8" (3.71m x 3.26m)

Double bedroom positioned to the front of the property and benefiting from a bay window, fitted carpet and radiator.

### **Bedroom Three**

6' 10" x 6' 1" (2.09m x 1.86m)

Single bedroom benefiting from fitted carpet, radiator positioned beneath the front-facing window and suitable for use as a nursery, home office or child's bedroom.

### **Front Garden**

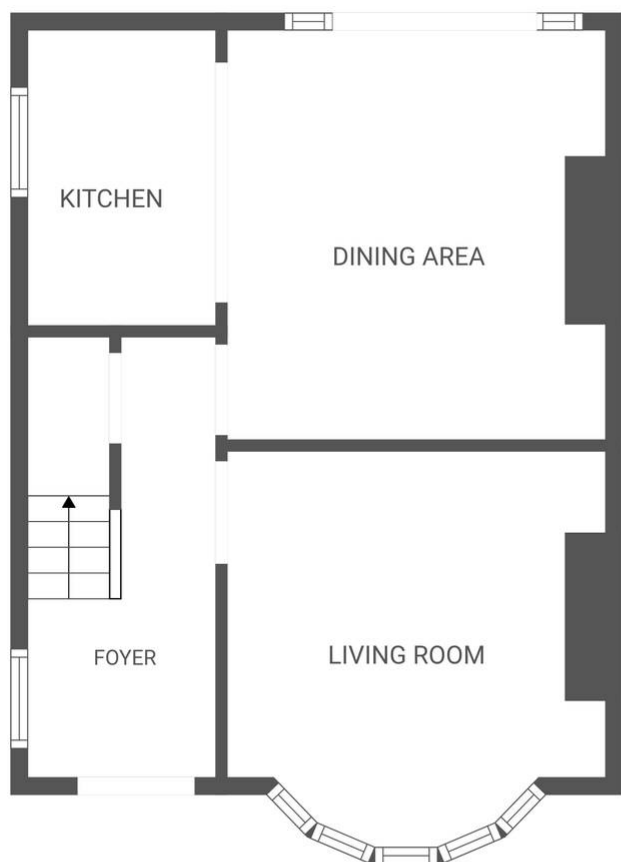
The property enjoys attractive kerb appeal with a traditional bay-fronted façade and gravelled frontage providing off-road parking. A pathway leads to the front entrance door, whilst side access provides access to the rear garden.

### **Rear Garden**

Rear garden offering excellent potential for improvement and landscaping. Providing outdoor space suitable for family use, entertaining and gardening, with scope for a purchaser to enhance and personalise the space to their own requirements.

Driveway

For one vehicle.



Ground floor



1st floor

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

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