



## Saffron Lane, Aylestone

£425,000 Freehold

Spacious detached bungalow positioned on a generous plot in Aylestone, featuring three bedrooms, conservatory, breakfast kitchen, double garage, and extensive off-road parking.





### **Entrance Hall**

Entered via a double-glazed composite front door. Features wood-effect flooring, coving to the ceiling, a dado rail, and a radiator.

### **Lounge**

17' 4" x 13' 8" (5.29m x 4.17m)

A spacious, light, and airy living room boasting plenty of natural light from a double-glazed window and a double-glazed door to the side elevation. Features a chimney breast incorporating an electric fire with a granite surround and hearth, a television point, a radiator, and double doors opening into the dining room.

### **Dining Room**

11' 9" x 9' 6" (3.57m x 2.89m)

Features a double-glazed bow window to the side elevation. Includes wood-effect laminated flooring, coving to the ceiling, a radiator, a door to the kitchen, and double doors leading into the conservatory.



### **Conservatory**

12' 7" x 10' 0" (3.84m x 3.04m)

Bright space with double-glazed windows to the side and rear elevations, plus double-glazed doors opening out to the rear garden. Finished with ceramic tiled flooring and an electric wall-mounted heater.



### **Breakfast Kitchen**

11' 2" x 10' 11" (3.41m x 3.32m)

Charming space with a double-glazed window to the side elevation. Appointed with stone-effect flooring, a range of white base and wall units, and granite-effect roll-edge laminated work surfaces incorporating a stainless steel sink, drainer, and mixer tap. Offers space for a freestanding gas hob and double oven with an extraction hood overhead. Finished with coving to the ceiling and a door back to the hallway.

### **Utility Room**

6' 10" x 5' 3" (2.09m x 1.60m)

Features a double-glazed window to the front elevation, a double base unit with a work surface, a stainless steel sink with a mixer tap and drainer, plumbing for a washing machine, and tiled splashbacks. Includes a direct access door to the double garage.

### **Bedroom One**

12' 0" x 11' 4" (3.67m x 3.45m)

A nicely decorated double room with a double-glazed window to the rear elevation, coving to the ceiling, a radiator, and a door to the ensuite.

### **Ensuite**

8' 4" x 5' 3" (2.54m x 1.61m)

Features an obscure double-glazed window to the side elevation, ceramic tiled flooring, a shower cubicle with a shower screen, a low-level WC, a wash hand basin, fully tiled walls, and a radiator.









### **Bedroom Two**

11' 11" x 10' 1" (3.62m x 3.07m)

A nicely decorated bedroom with a double-glazed window to the rear elevation, coving to the ceiling, a dado rail, and a radiator.

### **Bedroom Three**

9' 8" x 8' 8" (2.95m x 2.65m)

Includes a double-glazed window to the rear elevation, coving to the ceiling, and a radiator.

### **Bathroom**

10' 1" x 5' 9" (3.07m x 1.76m)

With an obscure double-glazed window to the rear elevation, ceramic tiled flooring, a bath with a shower over, a low-level WC, a wash hand basin, vinyl flooring, fully tiled walls, and a radiator.

### **Front Garden**

Features the block-paved driveway, a front lawn area, a patio, and well-maintained borders.

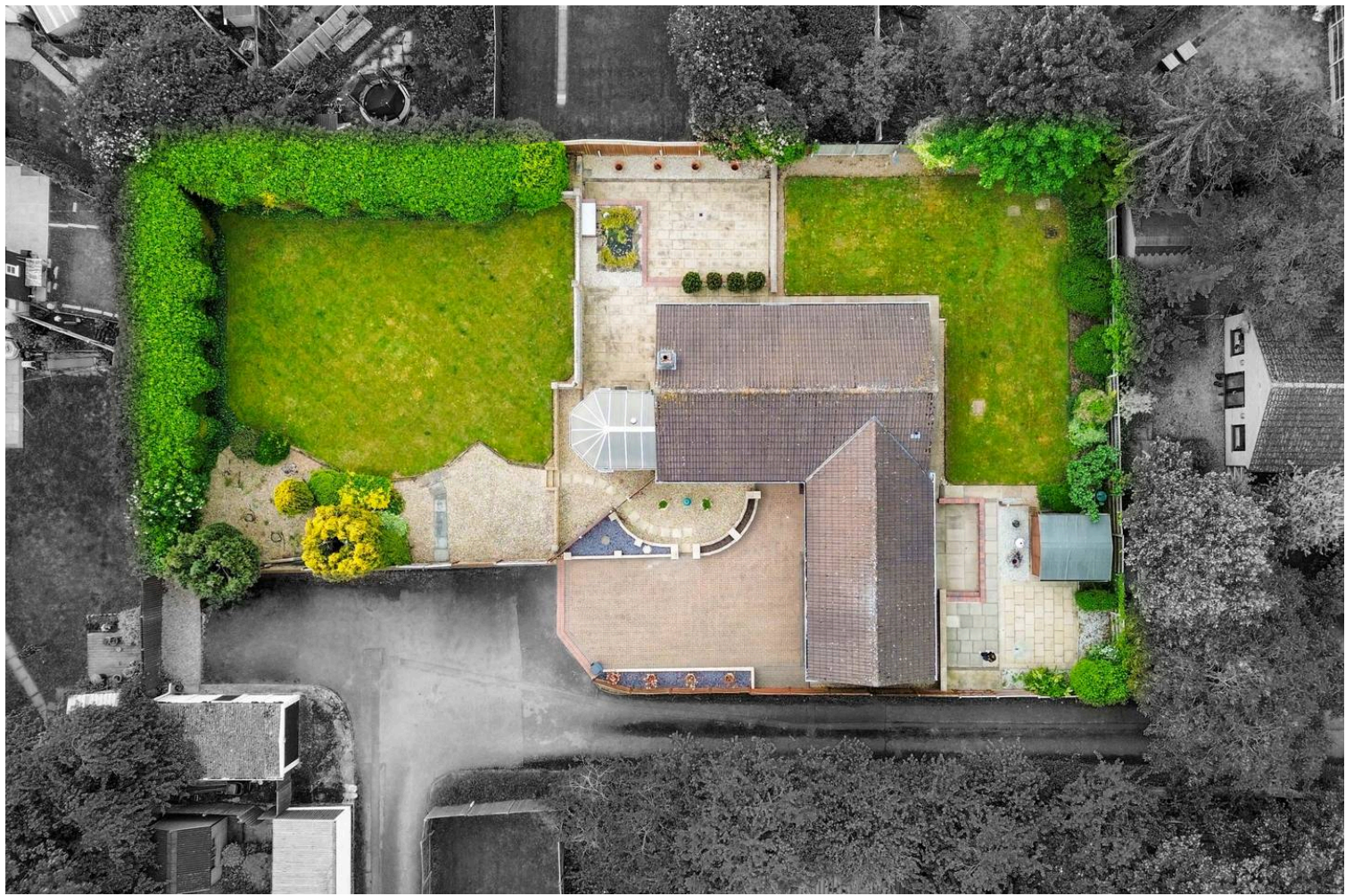
### **Rear Garden**

A continuous layout featuring a side lawn and patio, moving into a rear lawn and patio area with well-maintained fence 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: TBC

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