





Aylestone Road, Aylestone

Offers in Excess of £250,000 Freehold

Four-bedroom three-storey terrace with HMO status located in Aylestone. Featuring flexible accommodation, character features, courtyard garden, utility area and shower room.

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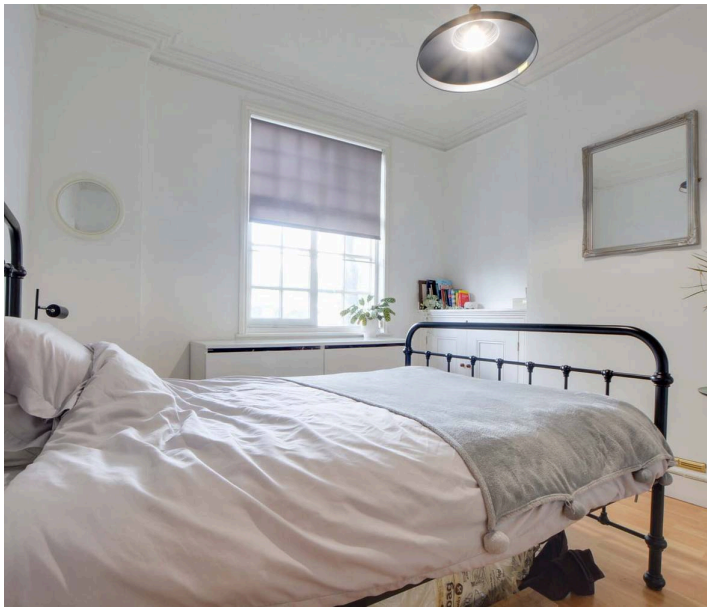




Welcoming Hallway

Entered via a solid wooden door, this welcoming space features traditional floor tiles, a picture rail, cloak hooks, and a radiator. Stairs provide access to the first-floor landing.

Reception Room One/ Bedroom

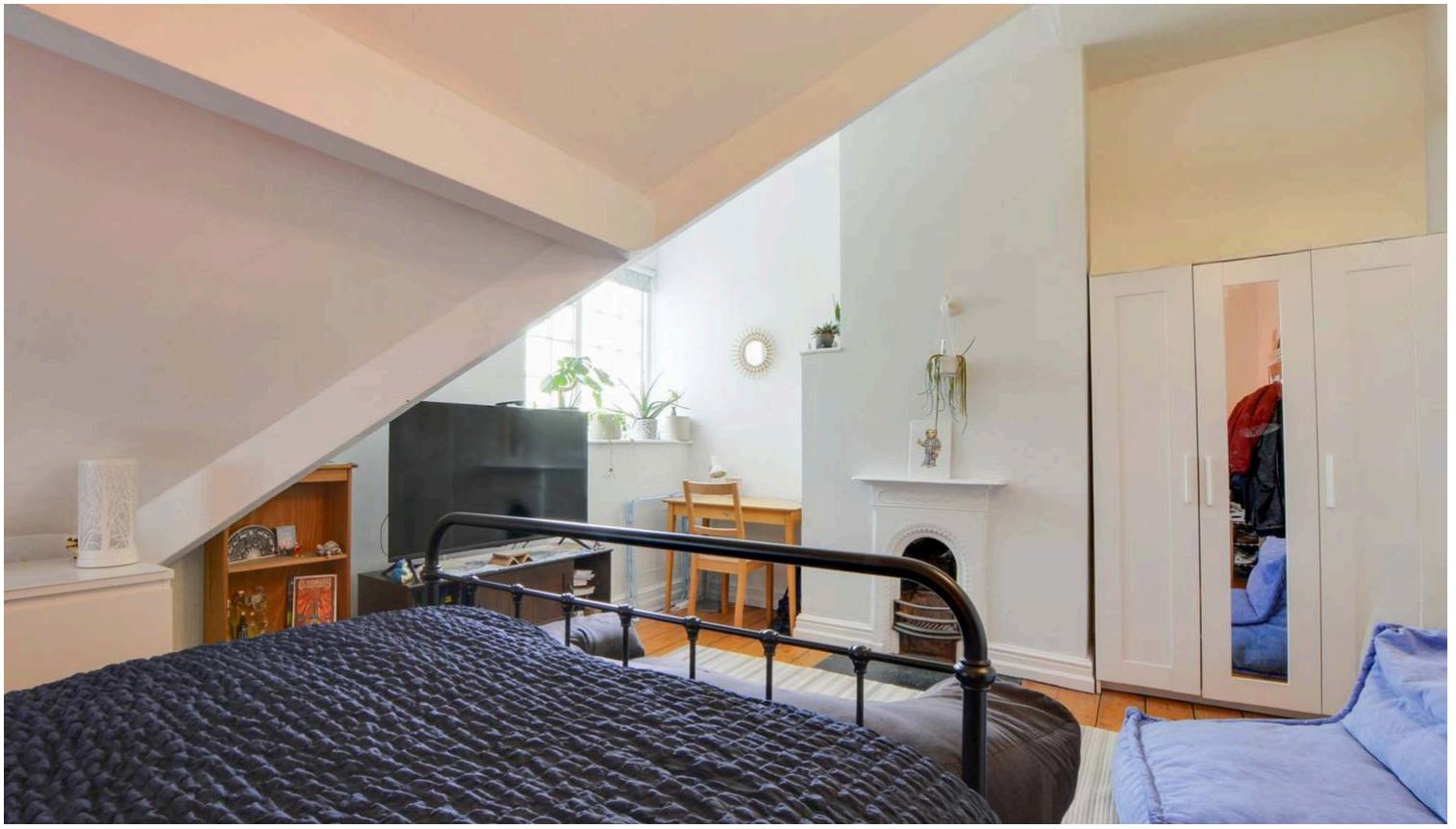
12' 8" x 10' 11" (3.85m x 3.33m)

A light and airy front reception room boasting plenty of natural light coming through the glazed window to the front elevation. The room features a chimney breast, coving to the ceiling, a wood-effect laminated floor, and a radiator. (Please note: This room is currently utilised as a temporary bedroom with a double bed and a desk).

Reception Room Two

13' 3" x 11' 4" (4.04m x 3.45m)

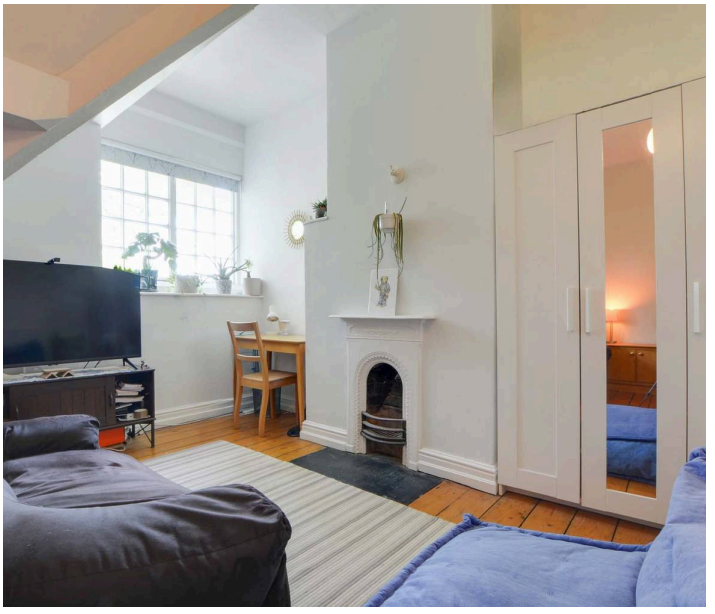
A charming and cosy main reception room boasting plenty of light coming through the French doors, which provide views and access to the rear garden. The room features terracotta floor tiles, a chimney breast incorporating a feature fire surround with a tiled hearth, bookshelves built into either side of the chimney breast, a television point, and a radiator. Access is provided through to the kitchen.



Kitchen

17' 2" x 7' 5" (5.23m x 2.27m)

An impressive fitted kitchen allowing plenty of natural light to flow through the double-glazed window to the side elevation. Comprising a range of well-maintained base and wall units, complemented by solid wood work surfaces incorporating an enamel sink and mixer tap. There is space for a freestanding gas hob and oven with an extractor hood over, space for a tall freestanding fridge-freezer, an under-stairs cupboard, and a wall-mounted boiler. The room is finished with wood-effect flooring, a stable door leading to the rear garden and a door leading through to the lobby.



Lobby

Featuring a stable door that provides access to the rear courtyard garden, with further access leading into the utility room.

Utility Room

7' 2" x 7' 1" (2.18m x 2.17m)

Comprising a work surface, plumbing for a washing machine, and space for a fridge-freezer. The room features a glazed window to the side elevation, a radiator, and ladder access to an additional storage area above. A door provides access to the shower room.



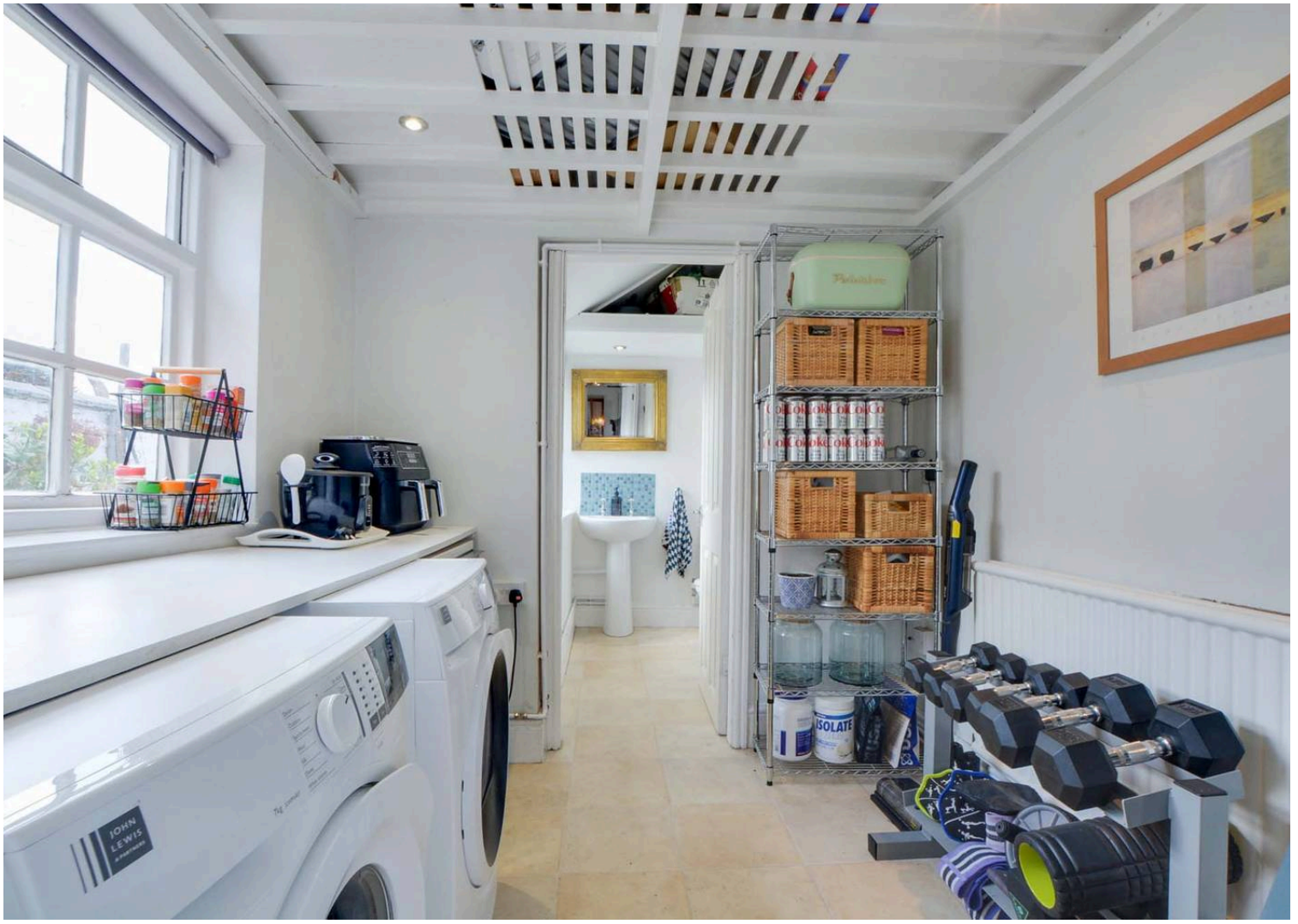
Shower Room

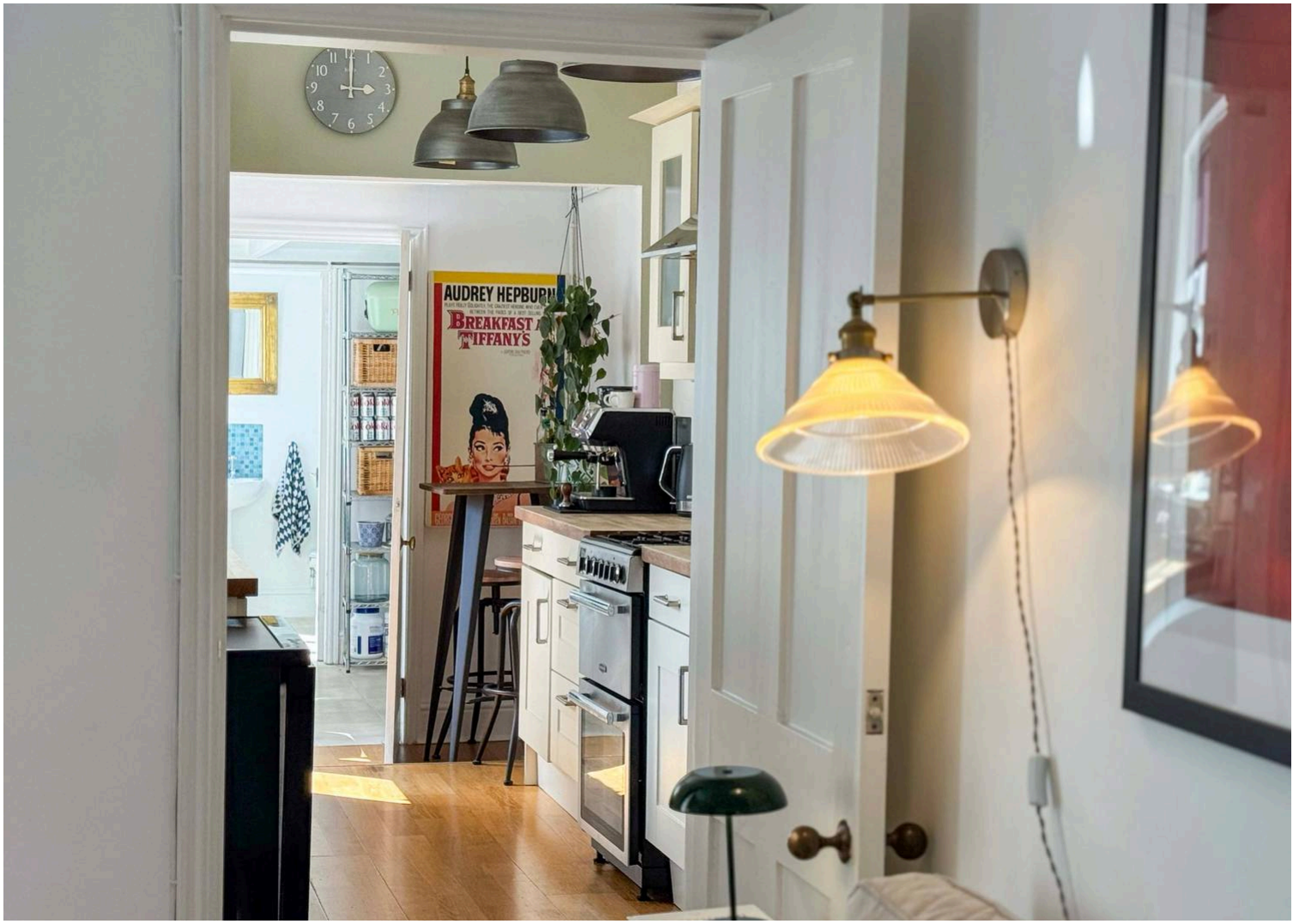
6' 4" x 5' 3" (1.92m x 1.61m)

Featuring a double-glazed window to the side elevation, a shower cubicle with a shower screen, a low-level WC, and a wash hand basin. The room is finished with tiled splashbacks and a radiator.






JOHN LEWIS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First Floor Landing
With a glazed window to the rear elevation providing natural light, and stairs providing access to the second floor.
Bedroom One
14' 5" x 12' 4" (4.40m x 3.75m)
The principal bedroom on the first floor provides plenty of natural light through the glazed window to the front elevation. The room boasts an impressive, rustic, stained wooden floor, a chimney breast incorporating a feature fireplace, a built-in cupboard, a television point, and a radiator.

Bedroom Two
13' 3" x 10' 3" (4.04m x 3.12m)
The second bedroom on the first floor features a glazed window to the rear elevation letting in natural light. The room includes a chimney breast incorporating a feature fireplace, accompanied by a built-in wardrobe with overhead storage, and a radiator.

Second Floor Landing
Providing access to bedroom three and the family bathroom

Bedroom Three
16' 3" x 12' 10" (4.96m x 3.90m)
A spacious bedroom on the upper floor providing plenty of natural light through the glazed window to the front elevation. The room features a chimney breast, a stained rustic wooden floor, a television point, and a radiator.

Family Bathroom
8' 2" x 6' 10" (2.50m x 2.08m)
An impressive bathroom featuring a skylight window providing flowing natural light. The suite comprises a bath with a shower over and a shower screen, a low-level WC, and a wash hand basin. Finished with tiled splashbacks, a built-in cupboard, and a radiator.

Front Garden

The property features a foregarden frontage with a pathway providing access to the front door.

Rear Garden

To the rear of the property is a low-maintenance, paved courtyard garden featuring an outbuilding and brick wall borders, ideal for outdoor relaxation.



Ground floor

1st floor

2nd floor

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



Perfectly situated for modern living, the property sits within easy reach of Leicester City Centre, the Leicester Royal Infirmary, and the iconic Leicester City Football Club and Leicester Rugby Stadium.
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

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