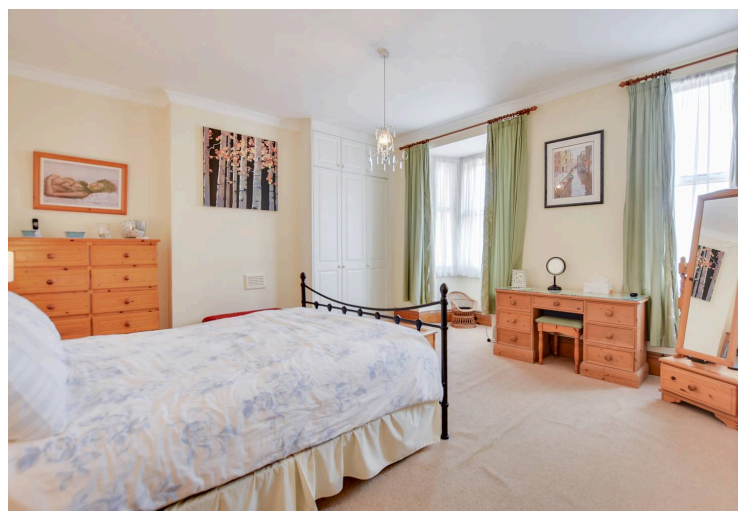




Lansdowne Road, Aylestone

£315,000

This FOUR BEDROOM three-storey period mid-terrace property its ORIGINAL CHARACTER and offers well-proportioned accommodation. Benefitting from a rear courtyard garden and off-road parking.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





Entrance Lobby

With tiled floor, internal door to entrance hall.

Entrance Hall

With stairs to first floor, under stairs storage cupboard, ceiling cornice, radiator.

Reception Room One 17' 6" x 13' 4" (5.33m x 4.06m)

Measurements into bay window and recess. With bay window to the front elevation, ceiling coving, picture rail, dado rail, living flame effect gas fire with brick surround, TV point, radiator.

Reception Room Two 15' 1" x 13' 5" (4.60m x 4.09m)

With double glazed window to the rear elevation, ceiling cornice, picture rail, dado rail, living flame effect gas fire with surround and hearth, fold open doors leading to reception rooms one, radiator.

Kitchen 16' 6" x 8' 6" (5.03m x 2.59m)

With two double glazed windows to the side elevation, sink and drainer unit with a range of wall and base units with work surface over, built-in double oven and gas hob, extractor hood, cupboard housing boiler, larder unit, tiled floor.



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

Lobby/Utility Room 5' 8" x 4' 1" (1.73m x 1.24m)

With door to rear garden, plumbing for washing machine, wall and base units with work surface over.

Ground Floor WC 5' 8" x 2' 8" (1.73m x 0.81m)

With low-level WC, wash hand basin, tiled floor, radiator.

First Floor Landing

With stairs to second floor, radiator.

Bedroom One 17' 0" x 16' 8" (5.18m x 5.08m)

Measurements into bay window and recess. With bay window to the front elevation, fitted wardrobes, radiator.

Bedroom Two 12' 1" x 12' 0" (3.68m x 3.66m)

With double glazed window to the rear elevation, built-in wardrobe, radiator.

Snug/Study 9' 10" x 8' 4" (3.00m x 2.54m)

With double glazed window to the side elevation, laminate floor, radiator, door to bathroom.

Bathroom 8' 2" x 6' 6" (2.49m x 1.98m)

With double glazed window to the side elevation, bath, separate shower cubicle, low-level WC, pedestal wash hand basin, vinyl floor, part tiled walls, radiator.

Second Floor Landing

With access to bedroom three.

Bedroom Three 16' 8" x 14' 7" (5.08m x 4.45m)

With double glazed window to the front elevation, radiator.

Bedroom Four 15' 10" x 12' 6" (4.83m x 3.81m)

With double glazed window to the rear elevation, built-in cupboard, loft access, radiator.

Rear Garden

A courtyard style rear garden with paved seating area, shed, walled perimeter, gate to rear access.

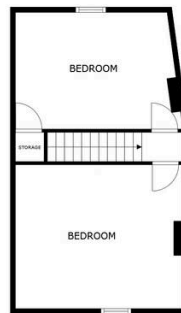
Parking 2 Vehicles

Block paved driveway providing off road parking. Please note that parking is subject to vehicle size. Prospective purchasers should ensure the dimensions are suitable for their vehicle before relying on it for parking purposes.



FLOOR 2

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FLOOR 3

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.