



Alton Road, Aylestone

£260,000 Freehold

Extended three-bedroom semi-detached home located in popular Aylestone, featuring two reception rooms, fitted kitchen, four-piece bathroom, off-road parking, and a mature rear garden.

Council Tax band: A

Tenure: Freehold

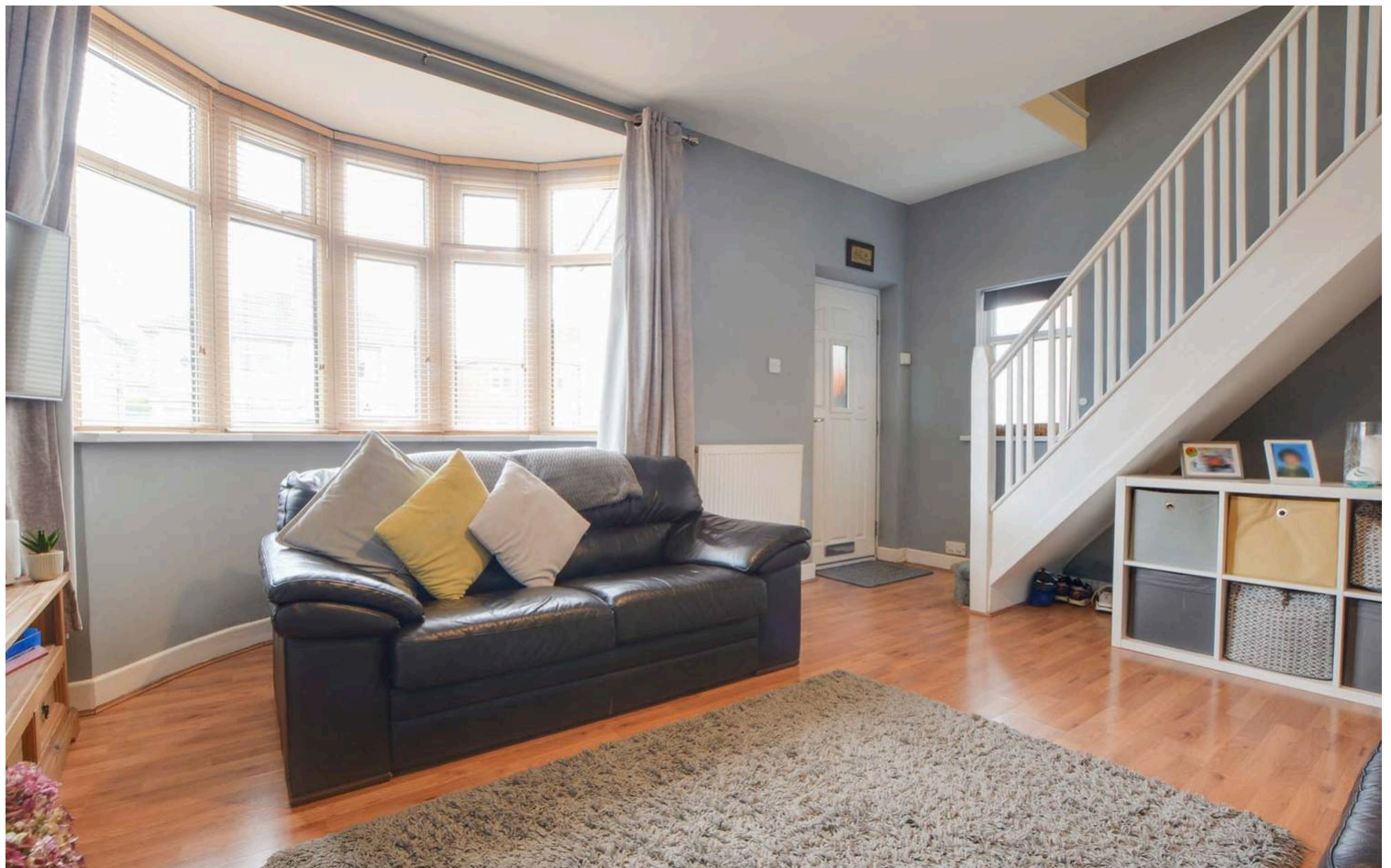
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



0116 288 4888





Entrance Porch

Entered via a double-glazed door, having a double-glazed window to the side elevation and a door providing access to the lounge.

Reception Room One

15' 2" x 16' 2" (4.62m x 4.93m)

Spacious, light and airy living room providing plenty of natural light coming through the double glazed bay window to front elevation. Featuring a wood effect floor, chimney breast, feature drop down light, television point, and radiator, together with stairs up providing access to the first floor landing.

Reception Room Two

16' 4" x 8' 0" (4.99m x 2.43m)

Having natural light flowing through the double-glazed window to the rear elevation, featuring a wood-effect floor. There is also a feature drop-down light, an opening providing access to the kitchen, a door providing access to the downstairs bathroom, and a radiator.



Kitchen

14' 4" x 5' 11" (4.36m x 1.81m)

Having natural light flowing through the double-glazed window to the rear elevation and a double-glazed door providing access to the rear garden. Ceramic tiled flooring, a range of well-maintained base and wall units, accompanied by rolled edge laminated work surfaces incorporating an enamelled sink and mixer tap. There is space for a freestanding gas hob and oven with an extraction hood over, plumbing for a washing machine, space for a tumble dryer, and space for a freestanding fridge freezer.

Downstairs Bathroom

14' 0" x 5' 6" (4.27m x 1.67m)

Having a double-glazed window to the rear elevation, ceramic tiled flooring, bath, separate shower cubicle with shower screen and shower head, WC, wash hand basin, fully tiled walls, tiled flooring, and a radiator.

First Floor Landing

Upstairs landing with natural light flowing through the double glazed window to side elevation.

Bedroom One

13' 4" x 10' 8" (4.07m x 3.25m)

The principal bedroom has natural light flowing through the double-glazed window on the front elevation. Also having a chimney breast, a built-in cupboard or an enclosed area housing a boiler, and a radiator.

Bedroom Two

10' 8" x 8' 1" (3.24m x 2.47m)

Having natural light flowing through the double-glazed window to the rear elevation and a radiator.

Bedroom Three

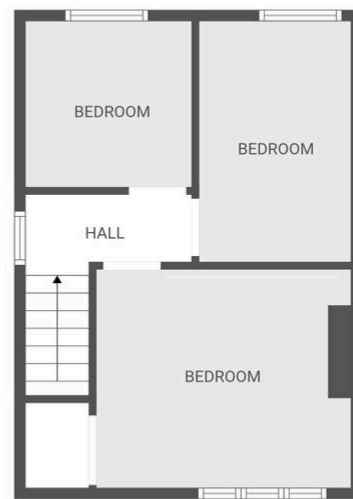
Having a double-glazed window to the rear elevation and a radiator.

Rear Garden

To the rear of the property there is a patio seating area leading to a lawn, well-maintained fence perimeter borders, and an outbuilding at the foot of the garden.



Ground floor



1st floor

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

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