



Lorraine Road, Aylestone

£190,000 Freehold

Character, charm and potential combine in this traditional two-bedroom mid-terraced villa in popular Aylestone. Featuring two reception rooms, a working log burner and a mature rear garden.

Council Tax band: A

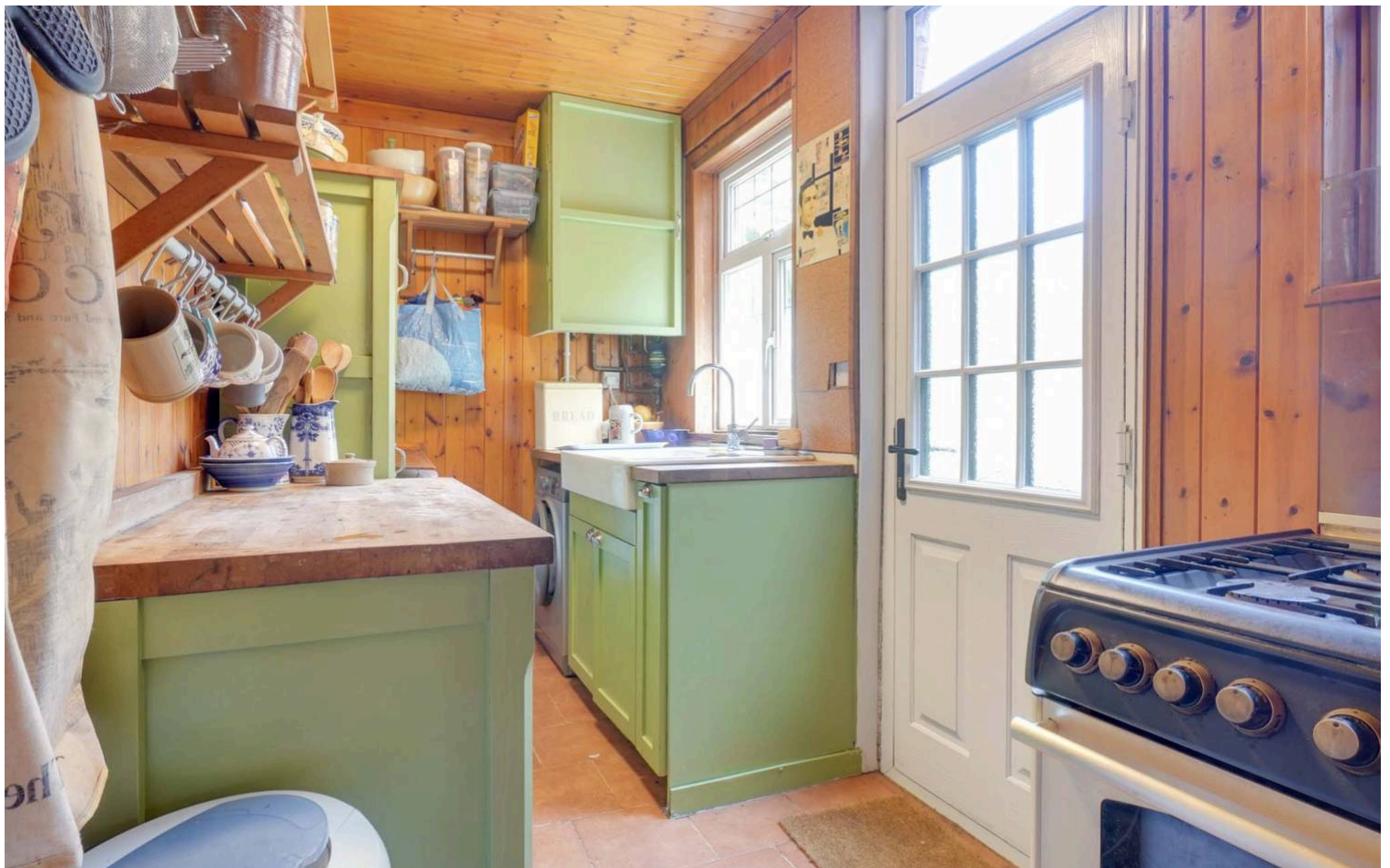
Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 288 4888





Reception Room One

13' 9" x 11' 0" (4.20m x 3.36m)

Positioned to the front of the property and benefiting from a bay window, allowing plenty of natural light. Features include fitted carpet, decorative coving, a radiator, and a feature fireplace that forms an attractive focal point. Whilst currently concealed by the vendors, the fireplace remains in place and available for future use should a purchaser wish to reinstate it as a working feature. The chimney breast is flanked by fitted shelving in the alcoves, providing useful display and storage space and enhancing the property's character and charm.

Reception Room Two

15' 7" x 10' 11" (4.74m x 3.34m)

Characterful second reception room positioned between the front reception room and kitchen, forming the heart of the home. Benefiting from a large window to the rear elevation, exposed brickwork to both the staircase and chimney breast, together with a fully functioning log burner, creates an attractive focal point. Further features include real oak flooring, a radiator and a staircase rising to the first-floor accommodation. A warm and inviting living space full of character and charm.



Kitchen

12' 0" x 5' 10" (3.67m x 1.78m)

The kitchen features a range of free-standing wall and base units with complementary work surfaces. Benefiting from a double sink with mixer tap, space for a freestanding cooker, washing machine and fridge freezer. Further features include tiled flooring, timber wall cladding, multiple windows to the side elevation and direct access to the rear garden.

Landing

Benefiting from fitted carpet and providing access to both bedrooms and the bathroom.

Bedroom One

12' 8" x 11' 4" (3.86m x 3.45m)

Generous double bedroom positioned at the front of the property. Benefiting from a window to the front elevation, fitted carpet, radiator and fitted shelving within the alcoves currently utilised as book storage.

Bedroom Two

12' 3" x 9' 9" (3.73m x 2.98m)

Well-proportioned double bedroom currently utilised as a home office. Benefiting from a window overlooking the rear garden, fitted carpet, radiator and spacious step-in storage cupboard/wardrobe.

Bathroom

12' 9" x 5' 10" (3.89m x 1.78m)

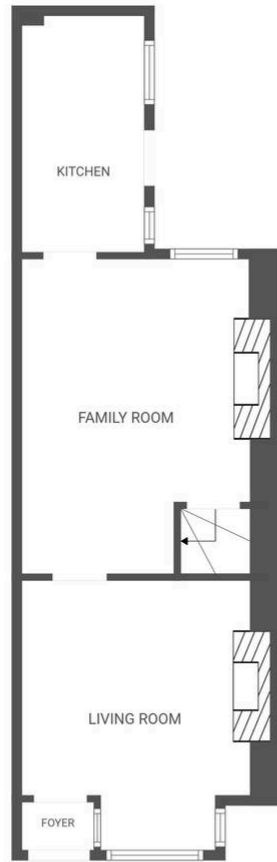
Spacious bathroom fitted with a timber-panelled bath incorporating a shower over, WC, and wash hand basin with storage unit beneath. Benefiting from bamboo flooring, timber wall cladding, tiled splashbacks around the bath area, a radiator and a window to the rear elevation.

Front Garden

Traditional frontage set behind a low-level boundary wall with a pathway leading to the front entrance door. The attractive bay-fronted elevation enhances the property's kerb appeal and reflects the character of the surrounding properties.

Rear Garden

A particularly attractive feature of the property is the mature rear garden. Offering a variety of established trees, shrubs and planting, the garden provides a pleasant and private outdoor environment with plenty of space for seating, entertaining and enjoying the outdoors. The well-established nature of the garden creates a sense of privacy and greenery that is often difficult to find within similar properties. Offering excellent potential for further enhancement, the garden complements the character of the home and is likely to appeal to keen gardeners and those seeking a peaceful outdoor retreat.



Ground floor



1st floor

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

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