

Hughenden Drive, Aylestone

£225,000 Freehold

Chain-free & ready to move! This bright 3-bed period terrace in Aylestone features a spacious lounge-diner, modern kitchen, and a low-maintenance yard. Perfect for first-time buyers or investors.

Council Tax band: TBD

Tenure: Freehold

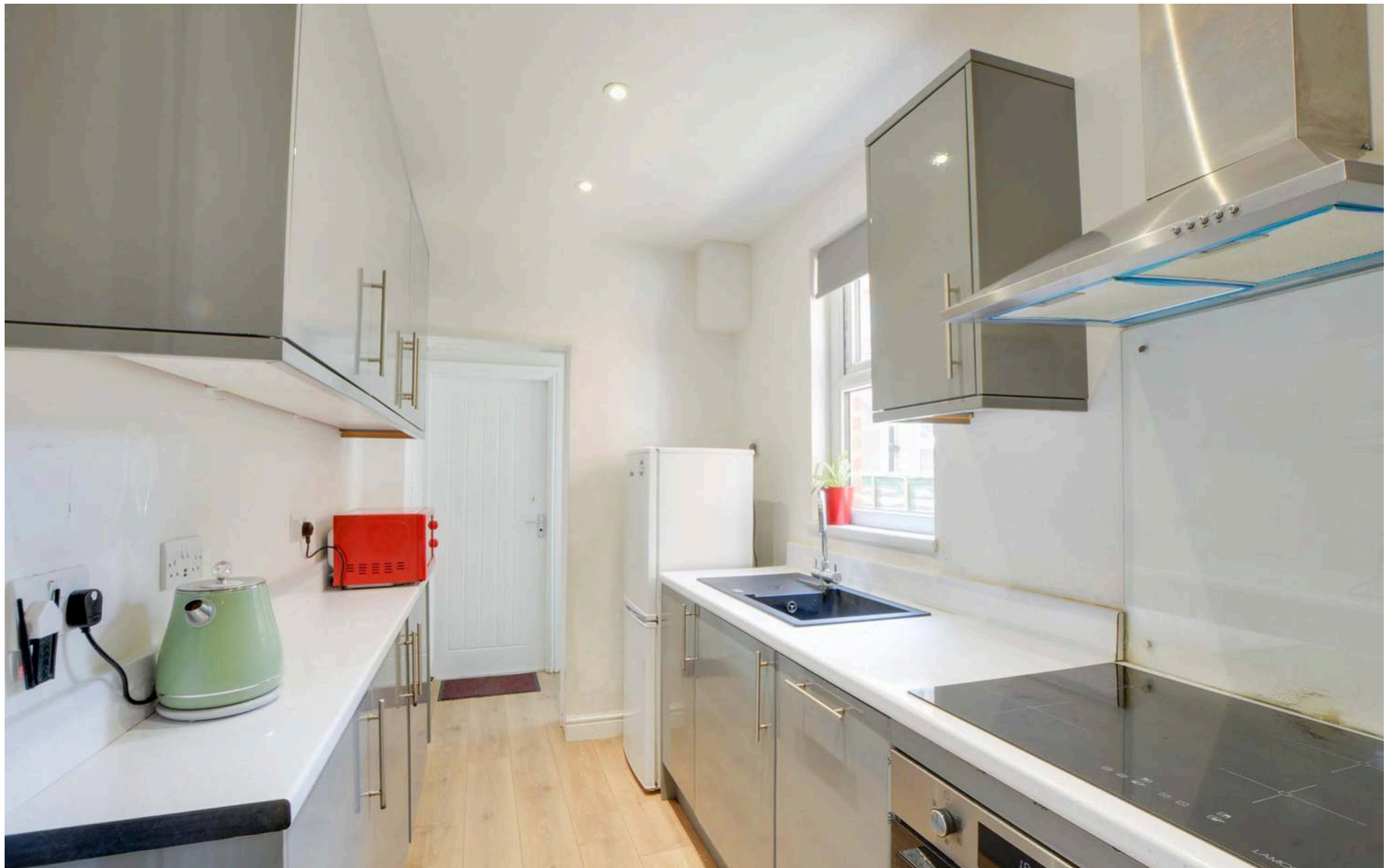
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



0116 288 4888





Through Lounge Diner

25' 8" x 12' 7" (7.82m x 3.84m)

Width narrowing to 2.94m. Entered via a double-glazed door, this exceptionally light and airy dual-aspect living space boasts an abundance of natural light streaming through the double-glazed windows to both the front and rear elevations. Perfectly showcasing its spacious layout, the room features stylish wood-effect flooring, two chimney breasts, a handy under-stairs storage cupboard, and two radiators. From here, the staircase provides access to the first-floor landing.

Kitchen

10' 6" x 6' 1" (3.19m x 1.85m)

A stylishly appointed and contemporary fitted kitchen, flooded with natural light via a double-glazed window to the side elevation. This space features modern wood-effect flooring and a superb range of gray gloss base and wall units, beautifully complemented by granite-effect roll-edge laminated work surfaces. It incorporates a practical sink drainer with a mixer tap, alongside integrated appliances including an inset four-ring ceramic hob, a built-in oven, and a sleek extraction hood over. There is also dedicated space for a free-standing fridge freezer, with a door leading through to the lobby.



Lobby

A practical storage and utility area featuring dedicated housing for a washing machine, complete with a double-glazed door that opens directly out to the rear yard.

Ground Floor Bathroom

6' 1" x 5' 7" (1.85m x 1.70m)

A stylishly appointed three-piece family bathroom filled with natural light from a double-glazed window to the side elevation. The suite comprises a bath with a shower over and a protective shower screen, a low-level WC, and a wash hand basin. The room is finished with attractive tiled splashbacks and a feature chrome wall-mounted radiator.

First-Floor Landing

Providing seamless access to all three upstairs bedrooms.

Bedroom One

14' 2" x 9' 4" (4.33m x 2.85m)

A wonderfully spacious principal bedroom enjoying plenty of natural light through a double-glazed window to the front elevation, complete with a radiator.

Bedroom Two

11' 0" x 9' 3" (3.35m x 2.83m)

Length measurement is a maximum measurement. A well-proportioned second bedroom featuring a classic chimney breast, a radiator, and a double-glazed window to the rear elevation that ensures a bright atmosphere

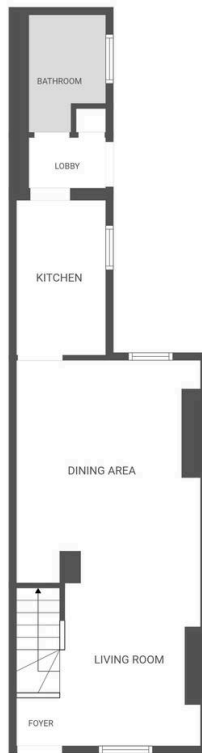
Bedroom Three

10' 5" x 5' 10" (3.17m x 1.77m)

A charming third bedroom with a radiator and a double-glazed window to the rear elevation, perfectly suited as a child's bedroom, guest room, or home office.

Yard

An enclosed, low-maintenance rear patio yard featuring a secure brick wall border, offering a private outdoor space perfect for entertaining without the hassle of extensive upkeep.



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