


# 44 Banks Road, Leicester

Offers Over **£210,000**

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# 44 Banks Road

## Leicester

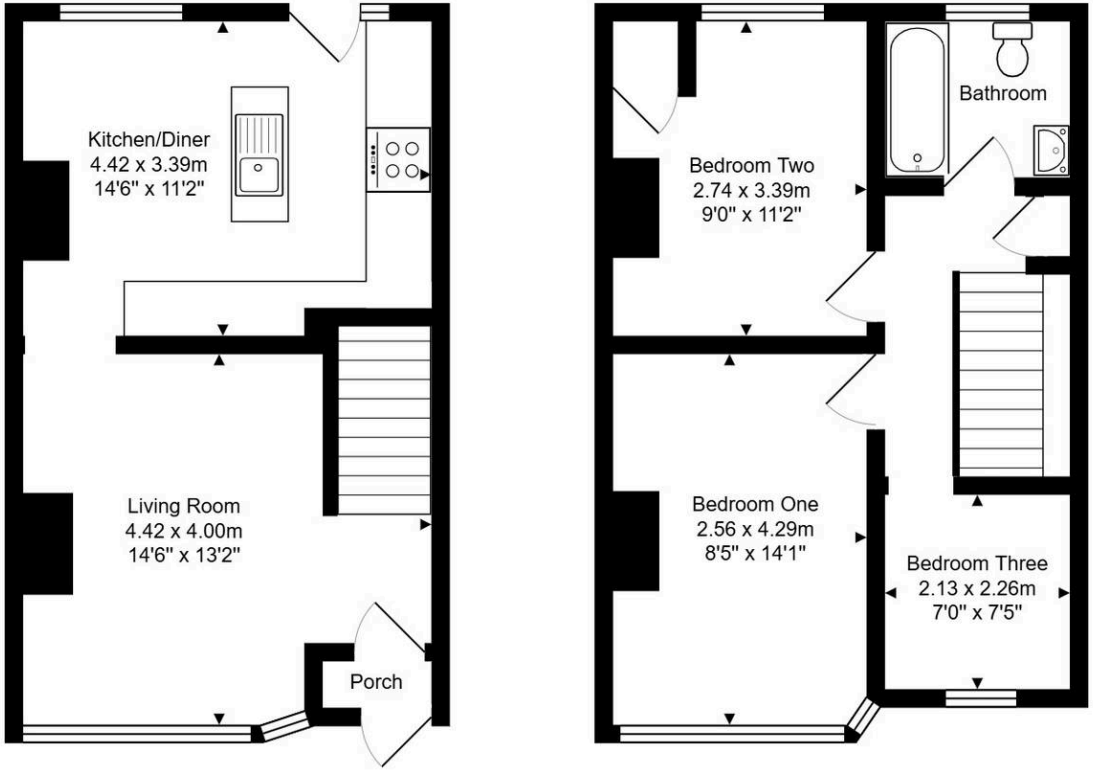
** CALL TO VIEW ** THREE BEDROOMS ** BEAUTIFULLY PRESENTED INTERNALLY ** READY TO MOVE INTO ** SPACIOUS KITCHEN/ DINER ** FRONT and REAR GARDENS ** Located in the AYLESTONE area **
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- A beautifully presented three bedroom bay fronted mid town house
- Entrance porch to meet and greet your visitors in
- Contemporary styled living room which is to the front of the house, a bay window giving you that extra floor area, understairs storage
- The modern and stylish kitchen/ diner is spacious and has classy feel to it
- Landing area gives you access a single sized bedroom and two doubles
- Trendy fitted bathroom with a shower over the bathtub
- Low maintenance rear garden with Indian sandstone tiles
- The house is ready to move into and offers a wonderful light and airy feel
- Pebbled and concrete front garden, potential to drop the kerb for off road parking (subject to obtaining permission/ consent from the local authority




**All measurements, floor areas, openings and orientations are approximate and for display purposes only.
They should not be relied upon and do not form as any part of agreement.
All parties must rely on their own inspections and no liability is taken for any errors.**

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**** CALL TO VIEW -** This beautifully presented three bedroom bay fronted mid town house offers a superb opportunity for those seeking a stylish and comfortable home in the popular Aylestone area.

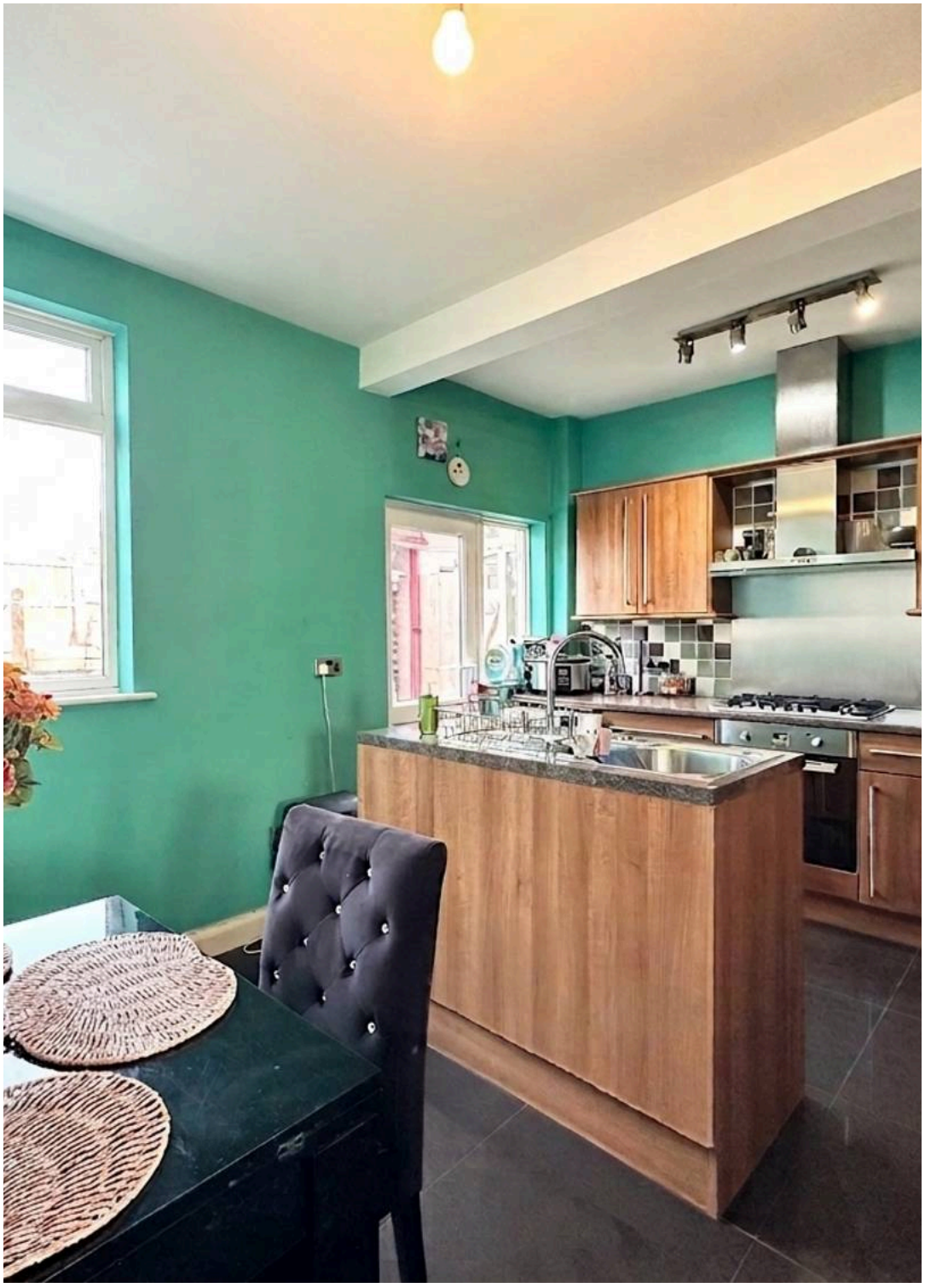
Upon arrival, you are welcomed by an entrance porch, providing a practical space to meet and greet your visitors. Step inside to the contemporary styled living room, which is situated at the front of the property and features a striking bay window that not only enhances the sense of space but also brings in plenty of natural light. The living room also benefits from handy under stairs storage, perfect for keeping everyday essentials neatly tucked away. The heart of the home is the modern and spacious kitchen/diner, which has been thoughtfully designed to combine both style and functionality, offering ample room for dining and entertaining.

Upstairs, the landing area leads to three bedrooms, consisting of two generous doubles and a single, making this property ideal for families, professionals, or those seeking additional space for a home office or guest room. The trendy fitted bathroom is finished to a high standard and features a shower over the bathtub, ensuring both convenience and comfort. The house is ready to move into and boasts a wonderful light and airy feel throughout, making it easy to imagine settling in straight away.

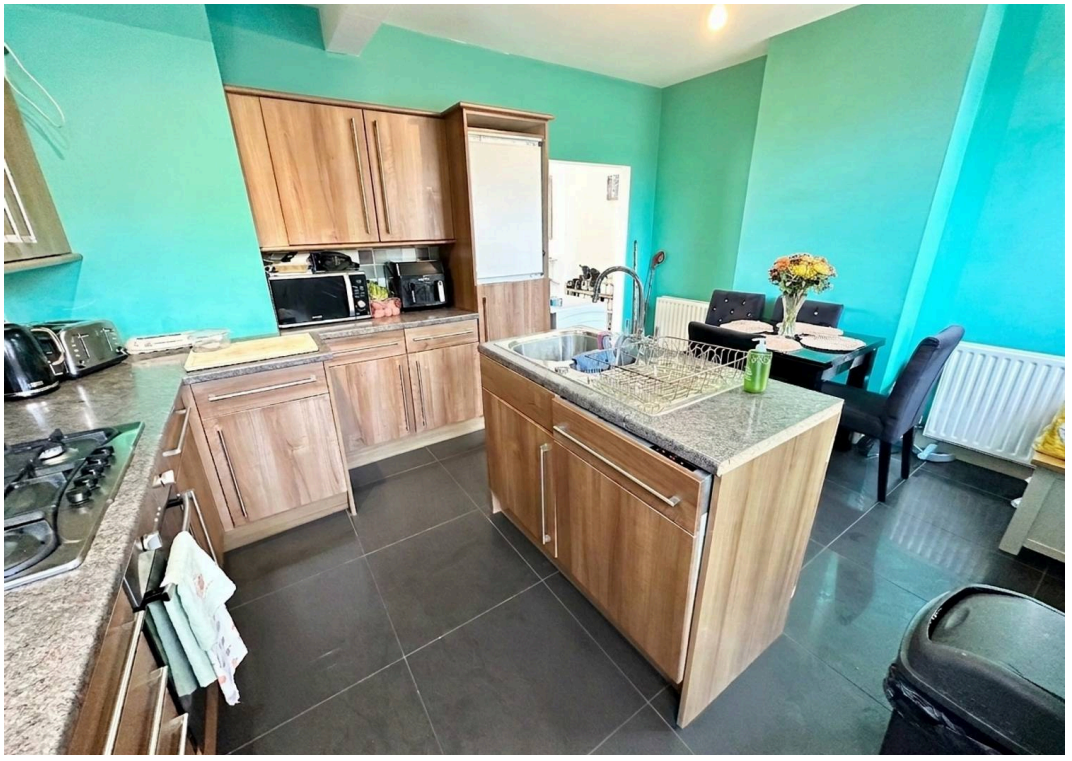
Externally, the low maintenance rear garden is finished with attractive Indian sandstone slabs and a decking area, providing a practical and stylish area for relaxation or entertaining, you also have access to an outbuilding which is very handy for storage. To the front, the pebbled and concrete garden offers kerb appeal and potential to create off road parking (subject to obtaining permission/ consent from the local authority).

This home is ideally situated within close proximity to a variety of local shops, amenities, and public transport links, ensuring that everything you need is within easy reach. With its tasteful presentation, modern fittings, and desirable location, this house represents a fantastic opportunity for buyers looking for a move-in ready home in a family orientated community. Early viewing is highly recommended to fully appreciate all this lovely town house has to offer.

Banks Road is a charming residential street situated in the historic suburb of Aylestone while staying highly connected to the Leicester City Centre. Popular with families and young professionals alike due to its proximity to schools, local

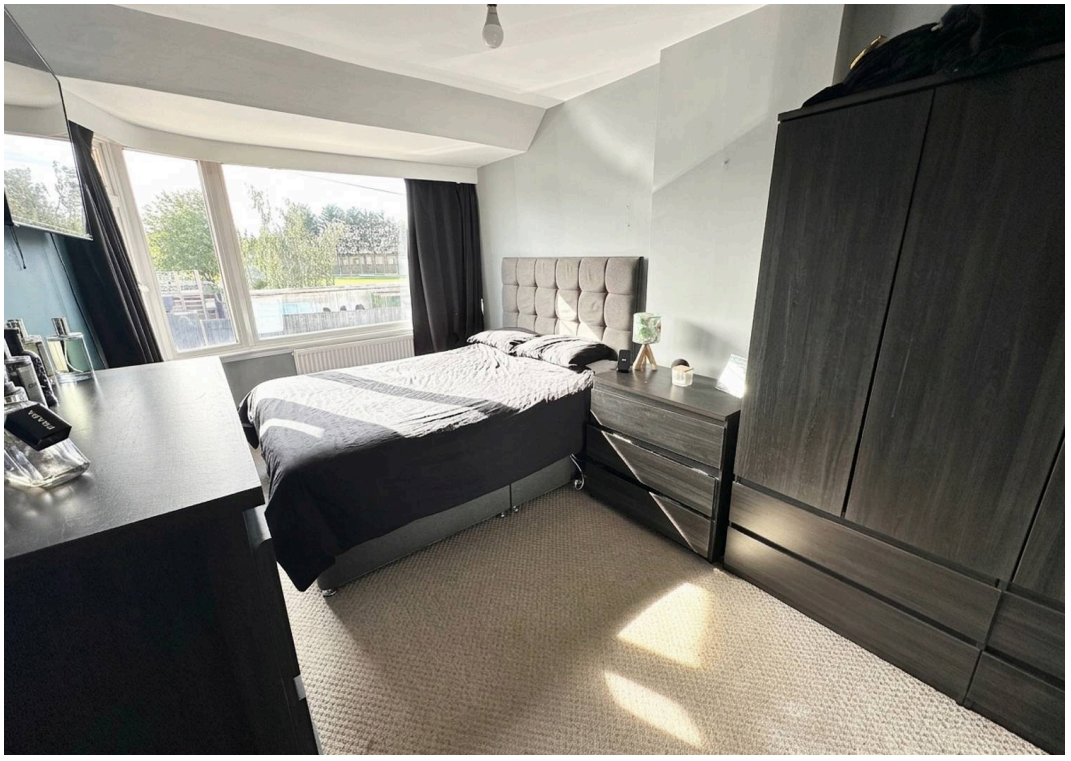






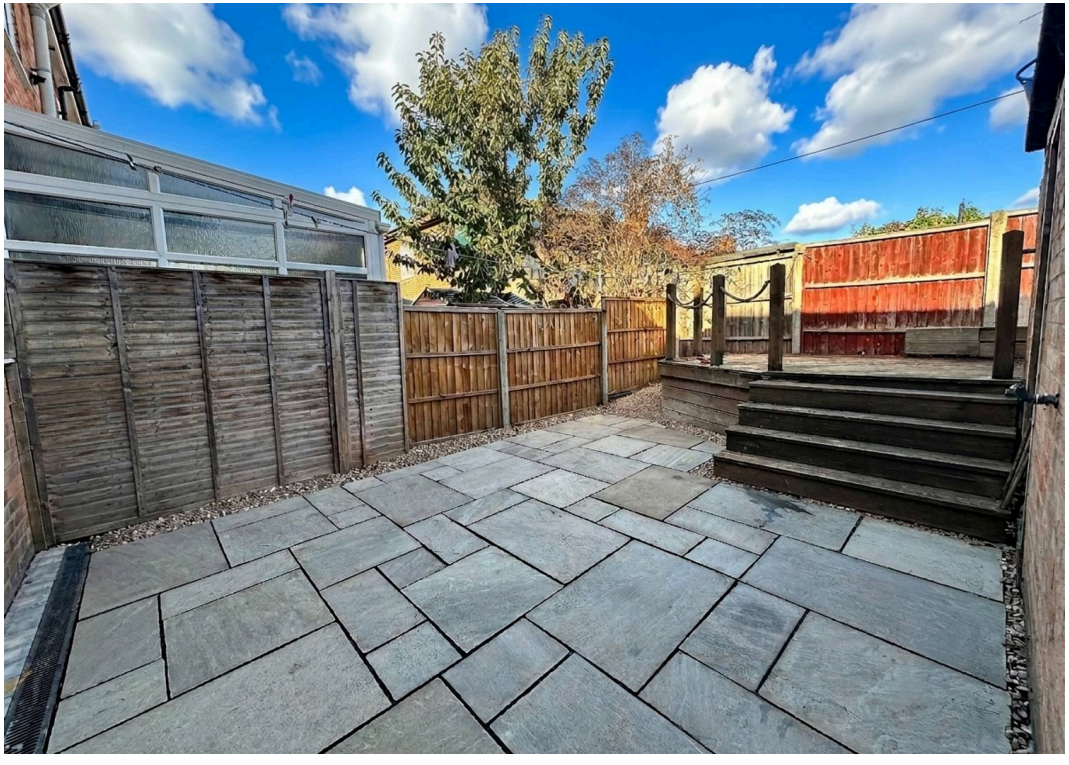












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