

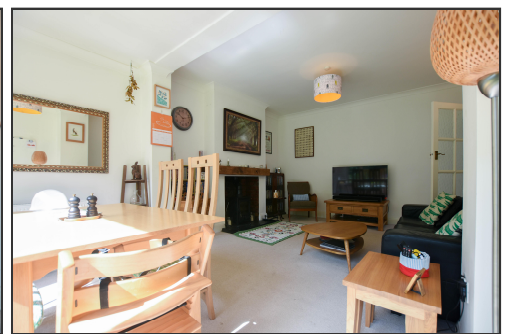
## Plantation Avenue Aylestone Leicester LE2 8PQ



£250,000

Knightsbridge are proud to present this unique and modern three-bedroom semi-detached property located on a popular cul-de-sac location within Aylestone. The property, which has been extended, sits on a generous plot and offers a great flow of accommodation over two floors to include entrance porch flowing into an entrance hall, a front reception room with a beautiful bay window, an extended second reception room providing beautiful views over the garden, fitted kitchen and ground floor WC. On the first floor are three bedrooms, two of which are great size double bedrooms and the third being a single bedroom providing an ideal study or nursery, and a modern family bathroom. Outside enjoys a frontage providing off road parking and an impressive and extensive rear garden. There is also the added benefit of an outbuilding that formerly acted as a garage but has since been fitted with power to provide an ideal workshop or potential workspace. We recommend viewing the property at your earliest convenience to appreciate the home on offer.

The property is ideally situated for everyday amenities along Aylestone Road within Aylestone and local schooling including Granby Primary School and Montrose School. Local sporting facilities such as Leicester City Training Ground, Grace Road Cricket Ground and further afield with King Power Football Stadium and Leicester Tigers Stadium. Regular bus routes running to and from Leicester City Centre and the main ring road are also within reach giving easy access to M1 & M69 motorway junctions and Fosse Retail Park.



**Gas Central Heating, uPVC Double Glazing**

**Entrance Porch, Entrance Hall**

**Two Reception Rooms, Fitted Kitchen, Ground Floor WC**

**First Floor with Three Bedrooms & Family Bathroom**

**Frontage providing Off Road Parking, Good Size Private Rear Garden, Garage/Workshop**

#### **Entrance Porch**

With access to:

#### **Entrance Hall**

With stairs leading to the first floor, under stairs storage cupboard with meters, storage alcove, radiator.

#### **Reception Room One 13'1" x 12'8"**

With bay window to the front elevation, a large front reception room with fitted shelving, storage cupboards, further storage, ceiling coving, carpet, radiator.

#### **Reception Room Two 18'6" x 12'9"**

With window to the rear elevation, door leading to the rear garden, an extended second reception room with feature woodburning stove, ceiling coving, TV point, carpet, radiator.

#### **Fitted Kitchen 6'5" x 15'9"**

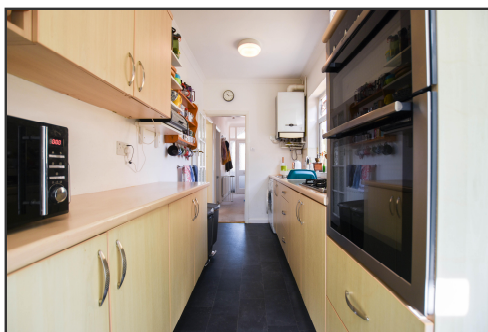
With window to the rear and side elevations, an extended fitted kitchen with stainless steel sink and drainer, a range of wall and base units with worksurface over, double oven and hob, space for freestanding fridge freezer, plumbing for washing machine, shelving, ceiling coving, storage cupboard, access to the rear garden.

#### **Ground Floor WC**

With low-level WC.

#### **First Floor**

With access to the following rooms:



**Bedroom One** 12'7" x 13'6"

With window to the rear elevation overlooking the rear garden, a double bedroom with fitted wardrobes, carpet, radiator.

**Bedroom Two** 12'6" x 10'9"

With window to the front elevation, a second double bedroom with fitted wardrobes and overhead storage, carpet, radiator.

**Bedroom Three** 7'3" x 7'1"

With window to the front elevation, a third bedroom currently used as a study with carpet, radiator.

**Family Bathroom** 8'9" x 5'9"

With frosted window to the rear elevation, a three-piece family bathroom comprising: bath with shower over, low-level WC, wash hand basin, part tiled walls, tiled floor, heated towel rail.

**Front Garden**

Block paved frontage providing ample off road parking.

**Rear Garden**

To the rear is an extensive and private mature rear garden with lawn, flowerbeds and shrubs, trees, patio area, fencing to perimeter, access to the front of the property.

**Garage**

The garage has been converted into a small workshop with power and lighting fitted, providing an ideal opportunity to provide a homeworking study or playroom.

**VALUATIONS:** If you are considering selling we would be happy to advise you on the value of your own property together with marketing advice with no obligation.

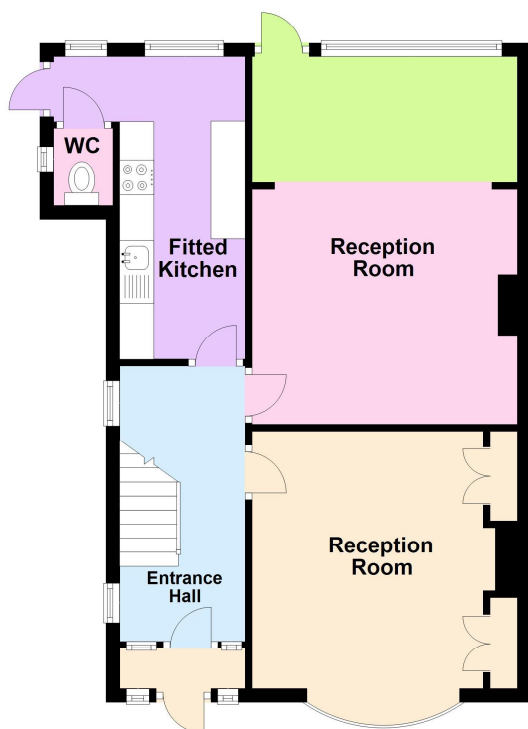


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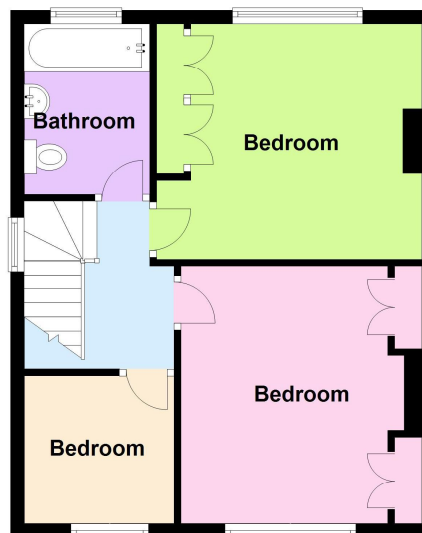


Energy Efficiency Rating	
Current Rating – D 55	Potential Rating – D 58

**Ground Floor**



**First Floor**



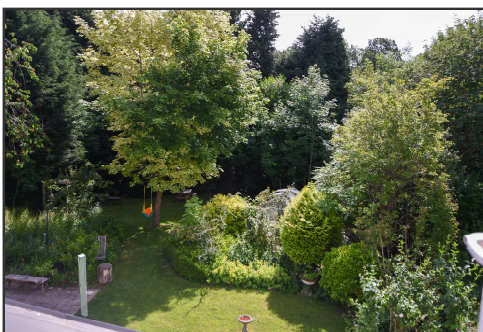
**Important Note:**

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. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.

**IMPORTANT NOTE**

'We must inform all prospective purchasers that the measurements are taken by an electronic tape 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 & VALUERS (NOR ANY PERSON IN THEIR EMPLOYMENT) HAS ANY AUTHORITY TO MAKE ANY REPRESENTATION OR WARRANTY IN RELATION TO THE PROPERTY.'



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