

Belmont Street Aylestone Leicester LE2 8EA



Offers in Excess of £200,000 No Upward Chain

A beautifully presented and deceptively spacious three bedroom mid terrace property located within the desirable suburb of Aylestone. The property, which is offered for sale with No Upward Chain, has recently been renovated throughout yet still enjoys some character features. The accommodation includes an entrance hall, lounge, newly fitted kitchen diner, outbuilding, first floor with three good size bedrooms, a stunning newly fitted family bathroom with separate shower and useful loft area providing ideal storage area. Outside enjoys small frontage and a rear courtyard garden.

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 are nearby such as Leicester City Training Ground, Grace Road Cricket Ground and further afield with King Power Football Stadium and Leicester Tigers Stadium. Walking and cycling routes to Aylestone Meadows, The Great Central Way, canals and 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, Double Glazing

Entrance Hall, Lounge, Newly Fitted Kitchen Diner, Outbuilding

First Floor with Three Good Size Bedrooms & Newly Fitted Family Bathroom

Loft Area

Small Frontage, Rear Garden

Entrance Hall

With contemporary composite uPVC double glazed door to the front elevation.

Lounge 15'2" into bay x 11'3"

With uPVC double glazed bay window to the front elevation, electrically controlled flame effect fire, chimney breast with recess either side including one providing storage/display shelving, TV point, carpet, radiator.

Fitted Kitchen Diner 14'3" x 10'9"

With two uPVC double glazed windows to the rear elevation, wooden door to the rear elevation, kitchen comprises: sink and drainer with mixer tap, a range of wall and base units with work surfaces over, freestanding oven and hob, extractor hood, space for dishwasher, under stairs storage cupboard, additional storage/pantry with plumbing for washing machine and space for dryer, part-tiled walls, vinyl floor, radiator.

Outbuilding 9' x 3'11"

With uPVC double glazed window to the side elevation, power and lighting.

First Floor

With loft access.

Bedroom One 11'4" x 10'2"

With two uPVC double glazed windows to the front elevation, original cast-iron fire place, picture rails, carpet, radiator.



Bedroom Two 10'3" x 7'5"

With uPVC double glazed window to the rear elevation, spotlights, carpet, radiator.

Bedroom Three 10'2" x 6'9"

With uPVC double glazed window to the front elevation, carpet, radiator.

Family Bathroom 13'2" x 6'4"

A beautiful and stylish family bathroom with uPVC double glazed window to the rear elevation, bathroom comprises: a larger than average bath with central mixer tap shower attachment, vanity wash hand basin with storage below, low-level WC, separate walk-in shower cubicle with shower screen and rainfall mixer shower, tiled walls, wood effect vinyl floor, spotlights, chrome towel radiator.

Loft Area 13'8" x 12'3"

With Velux window to the rear elevation, eaves storage.

Frontage

With fencing to perimeter, paving and gate.

Rear Courtyard Garden

With Astroturf lawn, perimeter fence and wall, paving, decked seating area, gate to side entry, shed.

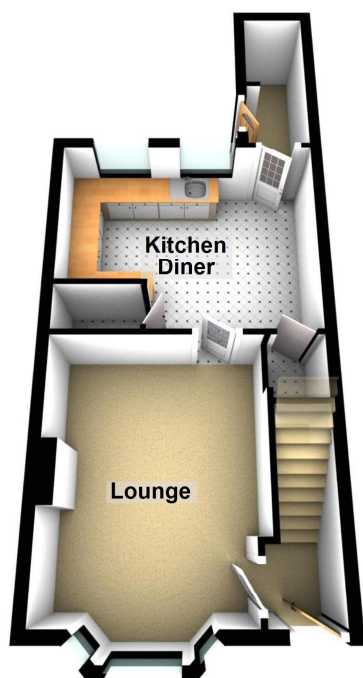
VALUATIONS: If you are considering selling we would be happy to advise you on the value of your own property together with marketing advice with no obligation.



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Energy Efficiency Rating	Environmental Impact Rating (CO2)
Current Rating – E 52	Potential Rating – C 77

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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