

JAMES SELICKS

68 AINSDALE ROAD

WESTERN PARK
LEICESTER
LE3 0UA

GUIDE PRICE: £275,000



A bay fronted, three bedroom semi-detached property occupying a generous plot within the sought-after suburb of Western Park, offering excellent further potential to extend (subject to the necessary planning consents).

Storm porch • entrance hall • two reception rooms • kitchen • three bedrooms • bathroom • deep rear garden • brick-built outbuildings offering potential (STPP) • EPC - D

Location

Ainsdale Road provides excellent access to the M1/M69 motorway networks, the city centre with its professional quarters and mainline railway station, local day-to-day shopping along Hinckley Road, excellent primary schooling within the vicinity and the trendy bars and restaurants of Braunstone Gate and Narborough Road.

Accommodation

An arched brick storm porch and uPVC front door with window to the side lead into the entrance hall, with wood effect laminate flooring and houses the stairs to the first floor with a useful understairs storage cupboard beneath. To the front of the property is a spacious dining room with wood effect laminate flooring and a bay window. The good-sized sitting room has a feature tiled and wooden fireplace surround and full height windows to the rear with a patio door opening onto the garden. The kitchen has a window overlooking the rear garden, part tiled wall, wood effect laminate flooring and is fitted with eye and base level units, roll edge worktops, stainless steel splashbacks, sink and drainer unit and a four-ring hob with Belling oven beneath and a stainless steel extractor fan above. There is access to the side of the property and a useful understairs pantry cupboard offering additional storage.

To the first floor is a small landing with a window to the side. The master bedroom is a good-sized double overlooking the rear garden. Bedroom two, positioned to the front, is another generous double featuring a bay window and a tiled open fire surround. Bedroom three is a well-proportioned single room with a window to the front. The bathroom has an opaque glazed window, wood effect laminate flooring, fully tiled walls and provides a panelled bath with shower over, a pedestal wash hand basin and houses a boiler cupboard. The accommodation is completed by a separate WC.

Outside

To the front of the property is a fenced frontage with steps leading to the front door. Side access leads to two brick-built outbuildings providing useful storage and the deep rear garden which is predominantly laid to lawn with a smaller AstroTurf section and patio. A further brick built outbuilding to the end of the garden (accessed via Hinckley Road) offers potential for conversion to a home office or gym (subject to necessary planning consents).

Tenure: Freehold.

Listed Status: None.

Conservation Area: None.

Local Authority: Leicester City Council, **Tax Band:** C

Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: Unknown.

Construction: Believed to be standard.

Wayleaves, Rights of Way & Covenants: Residential use only.

Flooding issues in the last 5 years: None our Clients are aware of.

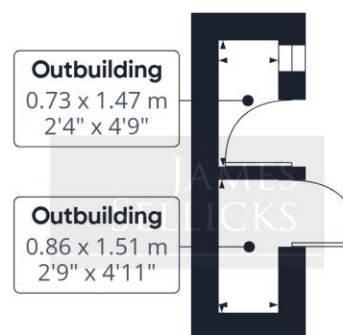
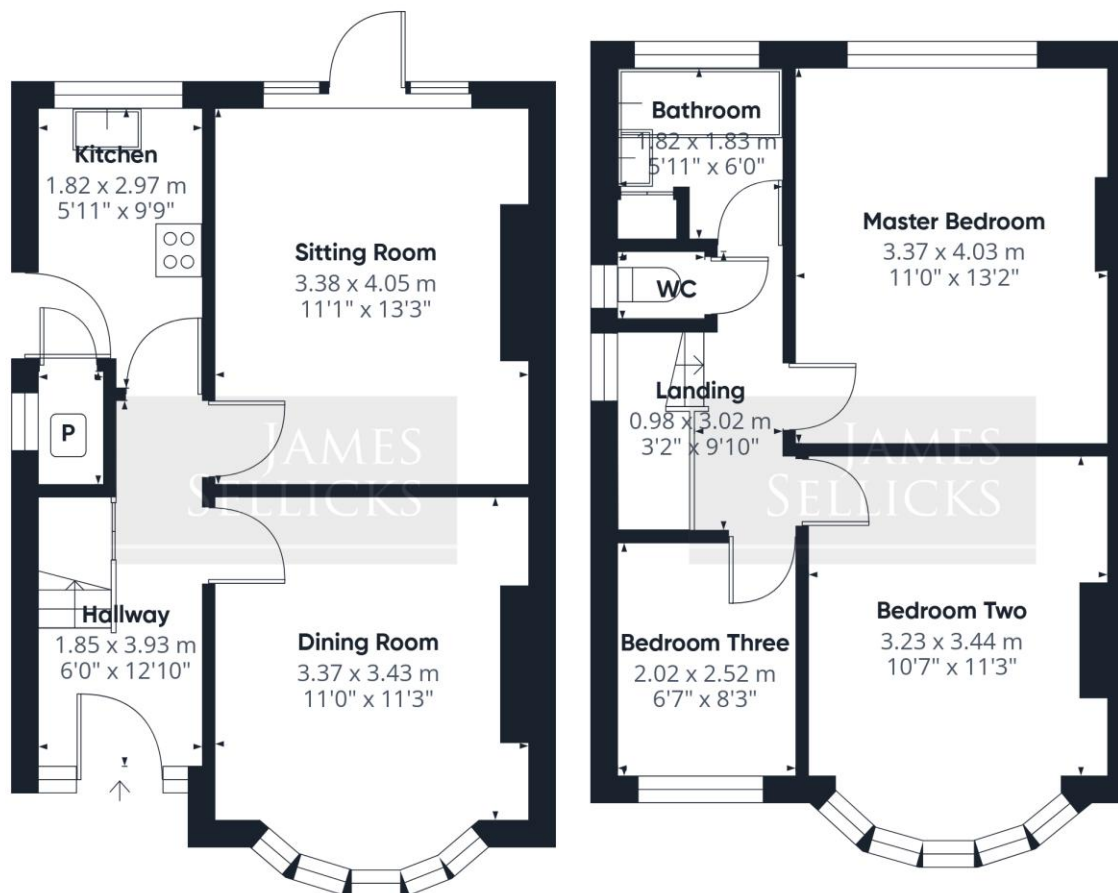
Accessibility: Two-storey property, no specific accessibility modifications made.

Planning issues: None our Clients are aware of.









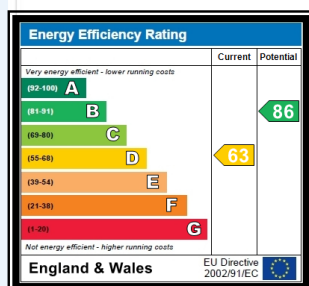
Approximate total area⁽¹⁾

88.7 m²
955 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

