

BRACKLEY
AYLESTONE, LEICESTER

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SALES LETTINGS SURVEYS MORTGAGES



Brackley

Lutterworth Road
Aylestone
Leicester LE2 8PL

An elegant and beautifully presented, three bedroom family home retaining many original features, located in this ever-popular suburb.

Entrance hall | sitting room | dining room | garden room | dining kitchen | three bedrooms | bathroom | driveway | good-sized rear gardens | EPC - D

LOCATION

The property is situated on the peripheries of Aylestone, approximately three miles south of the city centre, with a range of local shopping facilities found at nearby Aylestone and Blaby villages, together with local schooling, sporting and recreational amenities. The property is situated a short distance away from the ring road providing excellent access to the M1/M69 motorway networks, with comprehensive shopping facilities found at nearby Fosse Park.

ACCOMMODATION

The property is entered via an original wooden front door with stained and leaded window above into an entrance hall with a picture rail, coat hooks and original tiled flooring, housing the stairs to the first floor with understairs storage cupboard beneath. The sitting room has a uPVC double glazed leaded bay window to the front, picture rail, an original feature fireplace with smokeless zone compliant cast iron wood burner and wooden flooring. The dining room has original glazed doors and windows to the rear, picture rail, an original feature wooden fireplace with tiled surround and hearth. The garden room has uPVC double glazed French doors with windows to sides to the rear elevation, a glazed roof, inset halogen spotlights and tiled flooring.

The dining kitchen has feature windows to the side and boasts an excellent range of wooden eye and base level units and drawers, ample preparation surfaces, a double bowl sink and drainer unit, built-in wine rack, Rangemaster cooker, tiled splashback and extractor unit over, integrated Hotpoint dishwasher and fridge, boiler cupboard housing the Worcester boiler, uPVC door and window to the rear.

A return staircase with an original circular stained and leaded window leads to the galleried landing, with a uPVC double glazed window to side, loft access, picture rail and exposed ceiling beams. The master bedroom has a picture rail and uPVC double glazed window to the rear overlooking the garden. Bedroom two has a uPVC double glazed leaded bay window to the front, picture rail and an original cast iron fireplace. Bedroom three has a uPVC double glazed window to the side, a three piece suite comprising a shower bath with glass shower door, rainforest and personal shower heads, low flush WC, wash hand basin with cupboards under, mirror and lights, chrome heated towel rail, halogen down spotlights and fully tiled walls.

OUTSIDE

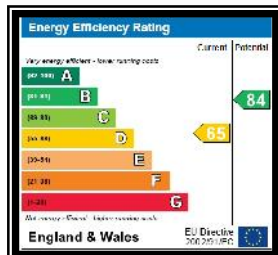
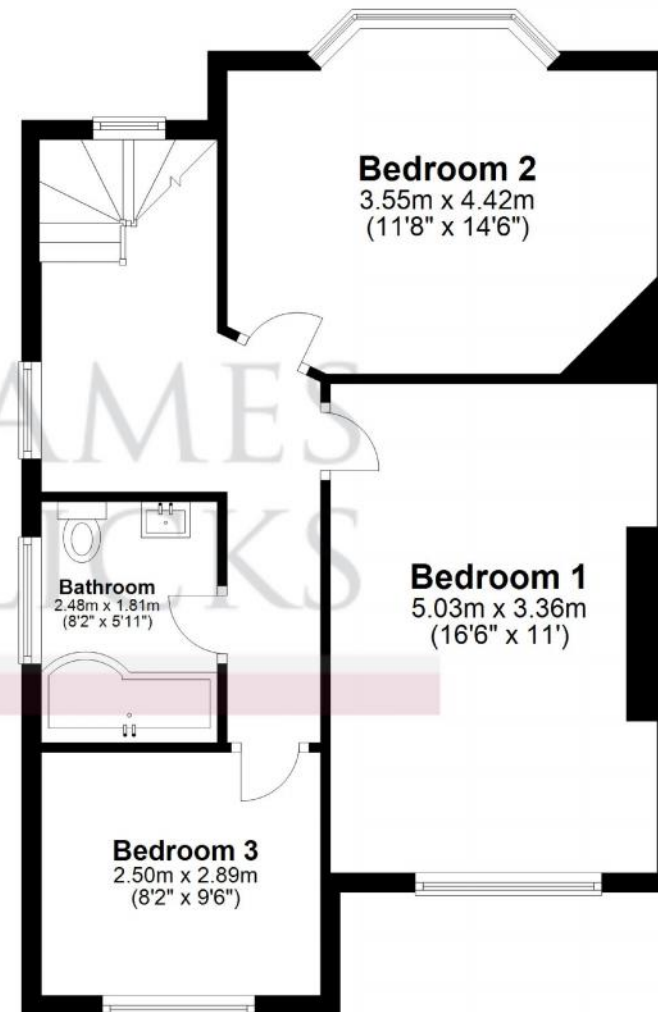
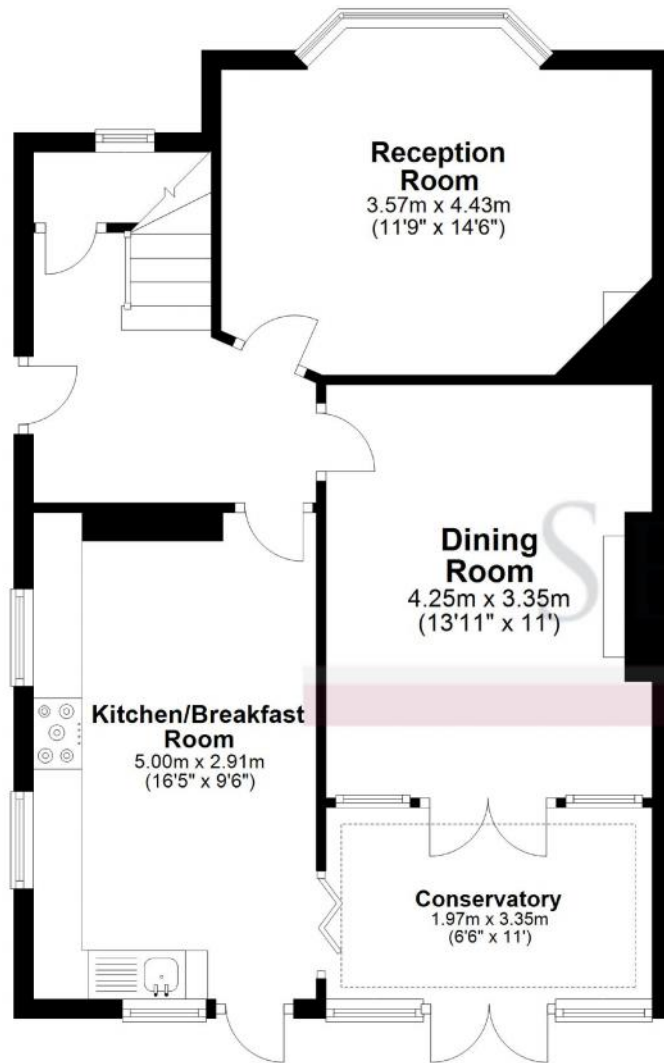
The property enjoys a deep frontage with lawned gardens, mature borders, trees and a sweeping gravelled driveway providing car standing for multiple vehicles. To the rear of the property are good-sized gardens with shaped lawned area, patio, entertaining areas and a large garage /workshop with up and over door, power and lights, windows to both side and rear, and a further door to the side.

DIRECTIONAL NOTE

Proceed out of Leicester via the Aylestone Road eventually becoming Lutterworth Road, passing over the traffic light complex on Soar Valley Way where the property can be located on the right hand side.







Brackley, Lutterworth Road, Aylestone, Leicester LE2 8PL

Total Approximate Gross Internal Floor Area = 1231 SQ FT / 114 SQ M

Measurements are approximate.
Not to scale.
For illustrative purposes only.



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Measurements 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.