

JAMES
SELICKS

28 PLANTATION AVENUE
AYLESTONE, LEICESTER



SALES LETTINGS SURVEYS MORTGAGES



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28 Plantation Avenue

Aylestone
Leicester LE2 8PQ

An attractive and spacious, recently renovated two bedroom, two bathroom property with a south-facing garden, located on this quiet, tree-lined cul-de-sac, in the popular suburb of Aylestone.

Porch | entrance hall | cloakroom | sitting room | dining kitchen | ground floor bedroom two | en-suite | first floor master bedroom | en-suite | driveway | integral single garage | landscaped south-facing rear garden | EPC - E

LOCATION

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

ACCOMMODATION

The property, which has been beautifully renovated to include a new boiler, windows, flooring and bathroom suites, is entered via a porch with uPVC door and glazed inserts to the sides leading into a spacious entrance hall housing the stairs to the first floor and having engineered oak flooring, a radiator in a cover and inset ceiling spotlights. A ground floor cloakroom provides a low flush suite and houses the boiler. The spacious sitting room has engineered oak flooring, ceiling coving, a feature cast iron log burner inset into an Inglenook fireplace recess with marble hearth, a double glazed window to the side and double glazed sliding patio doors leading onto the rear garden. The kitchen has a window to the side and boasts an excellent range of urban gloss eye and base level units with drawers, ample preparation surfaces, a sink and

drainer unit with mixer tap over, integrated dishwasher and stainless steel double oven, four-ring hob with concealed extractor unit over, ample white appliance space, ceiling spotlights, a Velux rooflight and double glazed sliding patio doors leading out onto the garden. Bedroom two has a double glazed bay window to the front and an en-suite with a three piece suite comprising a walk-in glazed shower enclosure with a niche and rainforest and personal shower heads, a low flush WC and wash hand basin set into a vanity unit with cupboards beneath, double glazed obscure glazed window to the side.

To the first floor a landing gives access to the master bedroom with a walk-in wardrobe, a double glazed window to the rear and an en-suite with a four piece suite comprising an L-shaped panelled bath with rainforest and personal showers over, a niche and shower screen, wash and basin with drawers beneath and mirror over, an enclosed WC, inset ceiling spotlights, part tiled walls and a Velux rooflight.

OUTSIDE

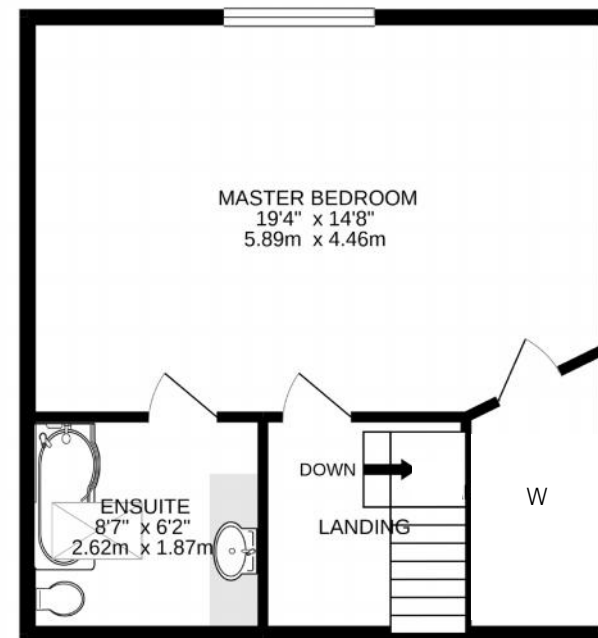
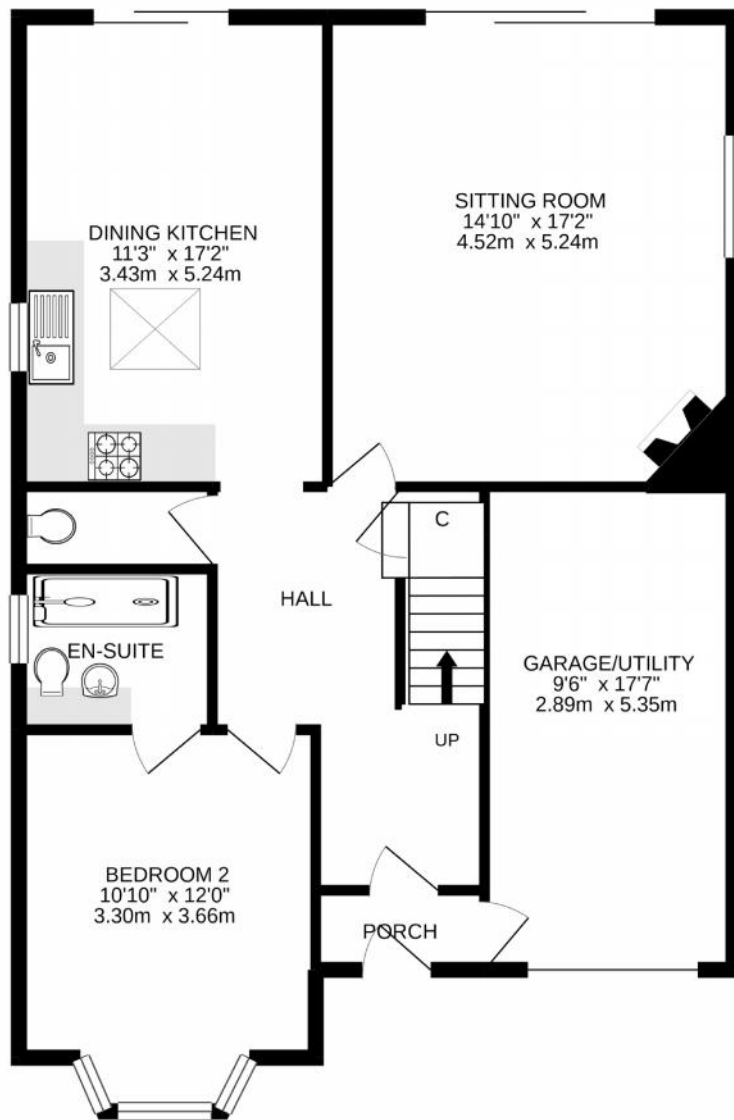
To the front of the property is a block paved driveway providing off street parking for two vehicles and giving access to the integral single garage (currently used as a utility room) with an up and over door, part insulated walls, water supply, power and lighting. A path leads down the side of the property to the south-facing rear large lawned garden with two patio entertaining areas, lawned area, two wooden storage sheds, a huge variety of trees, shrubs and plants, and a high degree of privacy provided by fenced boundaries.

DIRECTIONAL NOTE

Proceed out of Leicester via the A426 Aylestone Road in a southerly direction, taking a left hand turn onto Monsell Drive just before the traffic light complex with Wigston Lane, and then turn right onto Plantation Avenue where the property can be found on the right hand side.





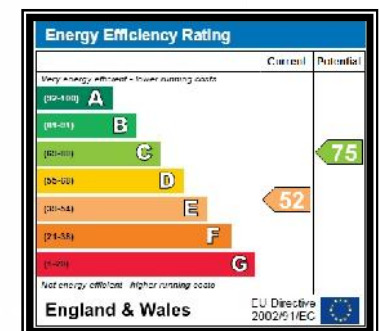


28 Plantation Avenue, Aylestone, Leicester LE2 8PQ

Total Approximate Gross Internal Floor Area = 1323 SQ FT / 123 SQ M

Measurements are approximate.

Not to scale. For illustrative purposes only.





**JAMES
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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.

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