



**FOR SALE**

3 Bed Detached Bungalow in Church Road, Old Aylestone

**£350,000**



## PROPERTY FEATURES

- No Chain
- Detached
- Private Drive
- Bungalow
- Three Bedrooms
- En-Suite To Master
- Two Reception Rooms
- Immaculate Throughout
- Allocated Parking
- Call To View



## FULL DESCRIPTION

### SUMMARY

\*\*\* No Chain \*\*\* Immaculate detached bungalow for sale in the heart of Old Aylestone. The property is tucked away down a private driveway and offers a quiet setting. The accommodation comprises porch, lounge, dining room, kitchen, inner hall, three bedrooms, en-suite to master, four piece family bathroom, terrace style gardens and two allocated parking spaces. The property has been refurbished to a high standard and is move in ready.

### PORCH

With tiled floor and windows to each side elevation.

### LOUNGE

22' 5" x 12' 1" (6.83m x 3.68m) With spotlights, coving to the ceiling, telephone point, t.v. point, window to the front elevation and two radiators.

### DINING ROOM

11' 11" x 10' 9" (3.63m x 3.28m) With two Velux windows to the rear elevation, coving to the ceiling, telephone point and t.v. point.

### KITCHEN

18' 2" x 10' 9" (5.54m x 3.28m) Comprising base and wall mounted units with complementary work surfaces, sink unit with drainer, under unit lighting, tiled splash backs, built in fridge freezer, gas cooker point, extractor fan, built in washing machine, spotlights, two Velux windows to the rear elevation and tiled floor.





## HALLWAY

With spotlights, thermostat, radiator and access to the loft. The loft has a drop down ladder, lighting and is part boarded.



## MASTER BEDROOM

18' 11" x 10' (5.77m x 3.05m) With French doors to the garden, t.v. point, telephone point, spotlights, coving to the ceiling and radiator.



## ENSUITE

8' 10" x 3' 11" (2.69m x 1.19m) Comprising double shower cubicle, wash hand basin, low flush w.c., shaver point, heated towel rail, tiled splash backs, coving to the ceiling, spotlights and Velux window to the rear elevation.



## BEDROOM

12' 1" x 8' 5" (3.68m x 2.57m) With coving to the ceiling, telephone point, t.v. point, radiator and window to the front elevation.



## BEDROOM

12' 1" x 7' 2" (3.68m x 2.18m) With coving to the ceiling, telephone point, t.v. point, radiator and window to the front elevation.



## BATHROOM

9' 3" x 6' 1" (2.82m x 2.11m) Comprising jacuzzi shower, panelled bath, wash hand basin, low flush w.c., shaver point, extractor fan, heated towel rail, tiled splash backs, tiled floor, two Velux windows to the rear elevation and coving to the ceiling.



## OUTSIDE

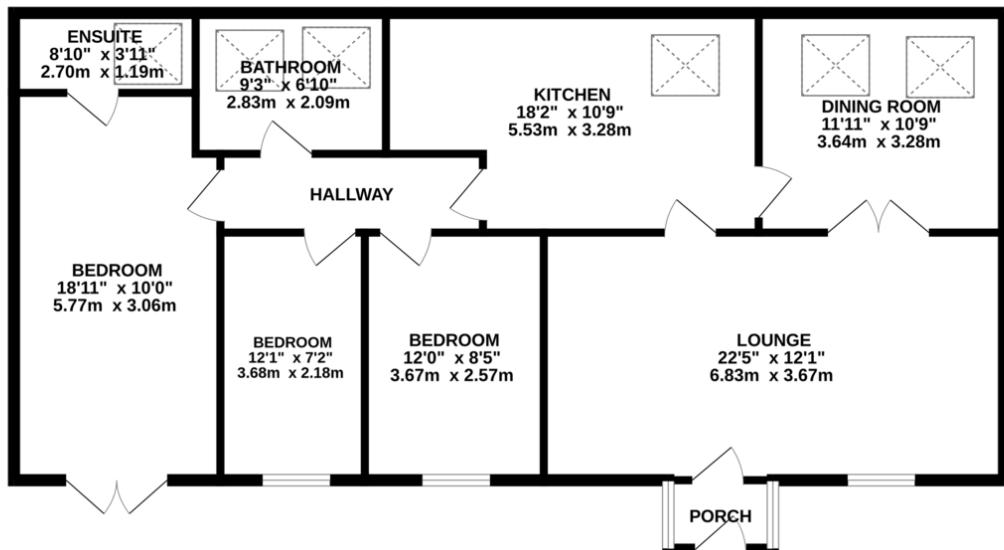
The property has a garden to the front only. The garden area has an astro turf area, paved patio area, flower borders and a walled and fenced surround. The property also comes with two allocated parking spaces.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	76	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



GROUND FLOOR  
1114 sq.ft. (103.5 sq.m.) approx.



TOTAL FLOOR AREA : 1114 sq.ft. (103.5 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.