

41 KEMPSON ROAD

AYLESTONE, LEICESTER



**JAMES
SELICKS**
ESTATE AGENTS & CHARTERED SURVEYORS

SALES LETTINGS SURVEYS MORTGAGES

41 Kempson Road

Aylestone
Leicester
LE2 8AN

£145,000

A beautiful, two bedroom mid Victorian terrace home located on this quiet road, within easy reach of the city centre. The property which has been refurbished by the current owners is fitted to an extremely high specification and styled in a contemporary theme.

Sitting room | dining room | kitchen | two double bedrooms | bathroom | landscaped rear gardens | two outhouses | EPC-E

LOCATION

The property is conveniently located for access to the city centre and M1/M69 motorway networks and associated Fosse Retail Park found only a short distance away. Local shopping facilities may be found along the Aylestone Road with a wider range of facilities in Leicester city centre.

ACCOMMODATION

The property is entered via its original solid wood front door with window above into the sitting room with original sash window to the front elevation with shutters, feature fireplace with cast iron surround, granite hearth and electric fire, built-in meter cupboard and shelving, television point, ceiling coving, wood effect flooring. The dining room has an original sash window to the rear elevation, cast iron log burner on a slate hearth, stairs to first floor, understairs storage cupboard, wood effect flooring.

The kitchen has a door and window to the side elevation and boasts an excellent range of eye and base level units and preparation surfaces, pan drawers, one and a quarter bowl stainless steel sink and drainer unit, Samsung four-ring stainless steel hob with oven under, tiled splashback and hood over, built-in White Knight fridge-freezer, washer-dryer and slimline dishwasher, wooden flooring.

To the first floor, a landing provides loft access and leads to the master bedroom with a sash window to the front elevation, ceiling coving, feature cast iron fireplace, radiator and television point. Bedroom two has an original sash window to the rear elevation, original cast iron fireplace and built-in cupboard. The accommodation is completed by a stunning bathroom having a window with shutters to the rear elevation, freestanding bath, low flush WC, circular wash hand basin with cupboard beneath, corner shower cubicle, two chrome heated towel rails, part tiled walls.

OUTSIDE

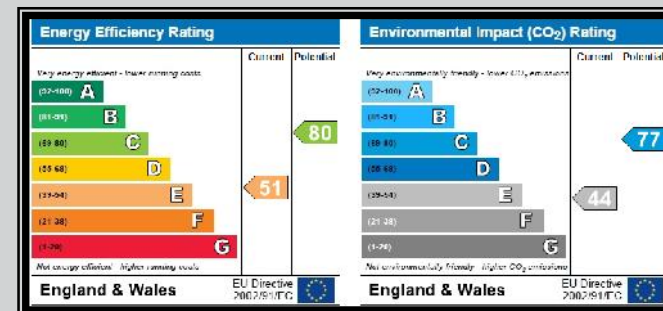
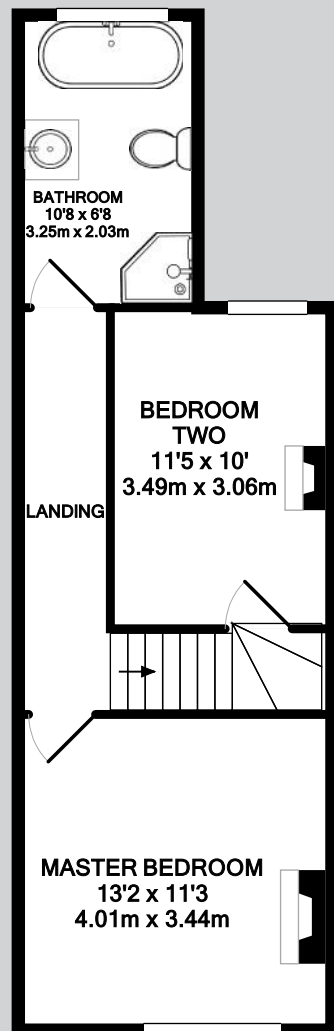
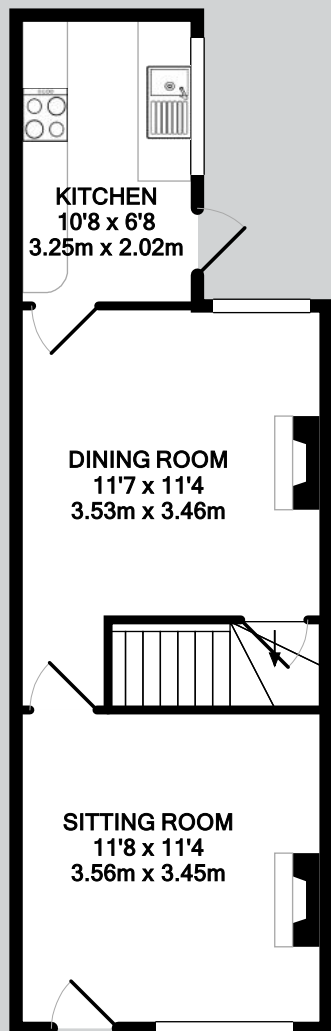
A side passage leads to a rear courtyard with two brick built outhouses, a patio entertaining area, lawned area (artificial grass) and walled boundaries.

DIRECTIONAL NOTE

Proceed out of Leicester via the Aylestone Road eventually taking the sixth left hand turn onto Grace Road and second left onto Kempson Road where the property can be located, clearly identified by the Agent's "For Sale" sign.







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Total Approximate Gross Internal Floor Area = 775 SQ FT /73 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.

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