

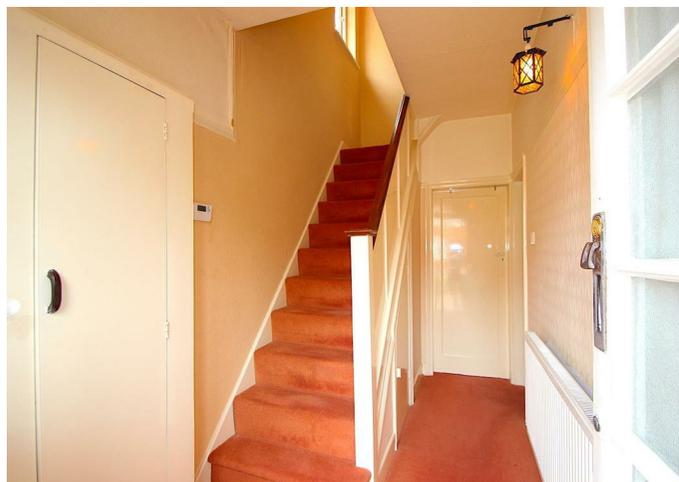


Ainsdale Road, Western Park
Leicester, Leicestershire, LE3 0UA

NEWTONFALLOWELL 

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Leicester, Leicestershire, LE3 0UA
Chain Free £214,950

Draft Details Awaiting Vendors Approval! Being sold with no upward chain, this three bedroom bay fronted semi detached home represents a rare and exciting opportunity to acquire a characterful home boasting enormous potential and must be viewed in person to be fully appreciated. Retaining many of the original character features including a stained glass window, picture rails and high ceilings, the layout in briefly comprises of an entrance hall, through lounge diner, garden room and kitchen, with three practical bedrooms upstairs and bathroom. The plot enjoys a driveway to the front giving access to the attached garage with a lawned garden at the rear. There is also a range of outbuildings connected to the house via a lobby area, ideal for storage. Boasting a Worcester Bosch boiler and conveniently located for access into the City Centre, an early viewing is strongly recommend to avoid disappointment.



Accommodation

A wooden front entrance door with glazing to the side opens into the;

Entrance Hallway

Presented with carpet flooring, the entrance hallway offers a central heating radiator, picture rails, staircase rising to the first floor, useful built in cupboards, door to the kitchen and a door giving access to the;

Through Lounge Diner

25'6" max x 10'6" max (7.77m max x 3.20m max)

Enjoying light provided by a walk in bay window to the front elevation, the through lounge diner affords space for both comfortable sitting and formal dining. Having high ceilings, coving, two central heating radiators, electric fireplace, carpet flooring and a door with side glazing leading to the;

Garden Room

7'6" x 12'4" (2.29m x 3.76m)

Offering views of the majority lawned garden, the garden room is a useful addition to the accommodation ideal for sitting. With carpet flooring and a door leading to the garden.

Kitchen

9'8" max x 7'9" (2.95m max x 2.36m)

Fitted with a range of wall mounted and base units with work surfaces over and tiled surrounds. Features include a wall mounted Worvester Bosch boiler, inset sink and drainer unit with hot and cold tap, provisions for a washing machine and useful pantry cupboard. With quarry tiled flooring, window to the rear elevation, central heating radiator and a door to the;

Rear Lobby

Giving access to three useful storage areas, there is also a door to the garden and a door leading to the;

Garage

14'4" x 7'1" (4.37m x 2.16m)

With light, power, gas meter, electric meter and double wooden doors to the front.

First Floor Landing

Giving access to three bedrooms and bathroom, with picture rails, carpet flooring, stained glass window to the side and hatch to the loft space.

Bedroom One

14'7" into bay x 10'6" (4.45m into bay x 3.20m)

A double room enjoying a walk in bay window to the front with carpet flooring, central heating radiator and heater.

Bedroom Two

10'10" x 9'10" max (3.30m x 3.00m max)

Enjoying views of the garden through a wooden glazed window, there is built in wardrobes, carpet flooring, central heating radiator and picture rails.

Bedroom Three

7'10" x 6'6" (2.39m x 1.98m)

Affording plenty of space for a single bed and wardrobe, there is a window to the rear, carpet flooring, heater and central heating radiator.

Bathroom

6'7" x 5'8" (2.01m x 1.73m)

Fitted with a three piece suite comprising a bath, pedestal wash hand basin and wc, with complementary blue tiling and carpet flooring. Having dual aspect windows, central heating radiator and useful built in cupboard.

Outside

The plot enjoys off street parking provided by a driveway at the front with access to the attached single garage. At the rear is a mainly laid to lawn garden with fencing to boundaries and a variety of trees, plants and shrubs to the borders. There is also a shed and access to an outside WC.

To Find The Property

From our office on Hinckley Road in Leicester Forest East, head east along Hinckley Road. At the roundabout take the second exit and continue along Hinckley Road. Continue straight at the next straight lights. Take an eventual right hand turning onto Ainsdale Road where the property can be found.

Tenure

Freehold with vacant possession upon completion.

Council Information

Leicester City Council, City Hall, 115 Charles Street, Leicester (Tel: 0116 454 1000) - Tax Band C. Please be advised that when a property is sold, local authorities reserve the right to recalculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only. Please contact one of our sales experts on 0116 366 5666 or you can send an email to lfe@newtonfallowell.co.uk.

Money Laundering

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.



Agents Note

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