



JAMES
SELICKS

LUTTERWORTH ROAD

AYLESTONE, LEICESTER

SALES LETTINGS SURVEYS MORTGAGES



Lutterworth Road

Aylestone
Leicester
LE2 8PL

A stunning, extended and refurbished four bedroom family home, positioned on a magnificent plot of approximately one third of an acre.

Porch | entrance hall | front reception room | rear reception room | refitted kitchen open to dining/living area | utility room | cloakroom | four bedrooms | en-suite shower room | bathroom | separate WC | large driveway | single garage | lawned front gardens | fantastic landscaped rear gardens | EPC - E

LOCATION

The property is situated on the fringes of Aylestone, which lies approximately three miles south of the city centre, with a range of local shopping facilities found at nearby Aylestone Road together with local schooling, sporting and recreational facilities. 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 a glazed front door and porch with tiled flooring, stained and leaded windows and an inner door leading into the reception hall with oak flooring, housing the stairs to the first floor. The front reception room has a cast iron log burner with oak surround and slate hearth and a secondary glazed bay window to the front elevation. The rear reception room has a cast iron horseshoe shaped fireplace with oak surround and double doors with windows to sides to the rear garden. The refitted kitchen has a good range of contemporary eye and base level units with Silestone preparation surfaces, a stainless steel sink with fitted hot tap incorporated within the swan neck mixer tap, a Neff fan assisted oven and micro-combi oven, induction hob, walk-pantry cupboard, integrated fridge, freezer and dishwasher, open to the living/dining room which has a cast iron log burner, full height wooden double glazed window to the rear elevation and double doors to the side elevation. A utility room provides a range of white urban gloss fronted eye and base level units, a stainless steel sink with swan neck mixer tap over, plumbing for automatic washing machine and space for tumble dryer, Worcester wall mounted boiler and a wooden double glazed window to the side elevation. A cloakroom provides a white two piece site comprising low flush WC and wash hand basin, wooden double glazed window to the side elevation.





To the first floor is a landing with a secondary glazed window to the side elevation leading to the master bedroom which has a secondary glazed bay window to the front elevation, built-in wardrobes with mirrored fronts and an en-suite having a three piece suite comprising enclosed WC, stainless steel and glass wash hand basin, shower cubicle, chrome heated towel rail. Bedroom two has a cast iron fireplace and a secondary glazed window to the rear. Bedroom three has a secondary glazed window to the rear. Bedroom four has a secondary glazed window to the front elevation. The family has a white three piece site comprising a trough wash hand basin with cupboards beneath, Spa shower cubicle and bath, chrome heated towel rail and a secondary glazed window to the side elevation. A separate WC completes the accommodation, having a white two piece site comprising an enclosed WC and a wash hand basin, chrome heated towel rail and a secondary glazed window to the side elevation.

OUTSIDE

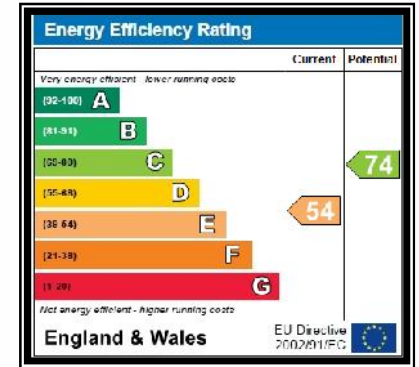
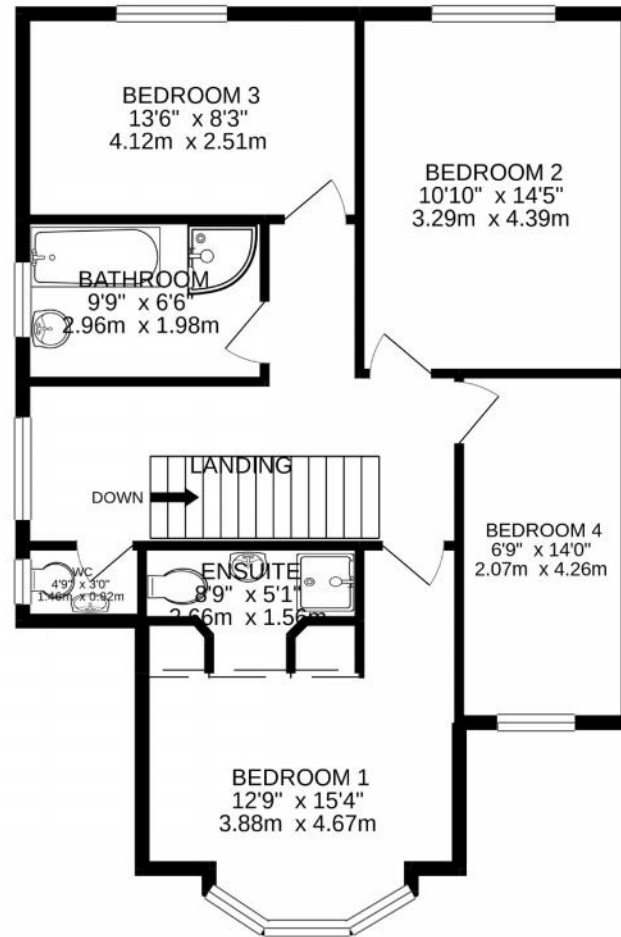
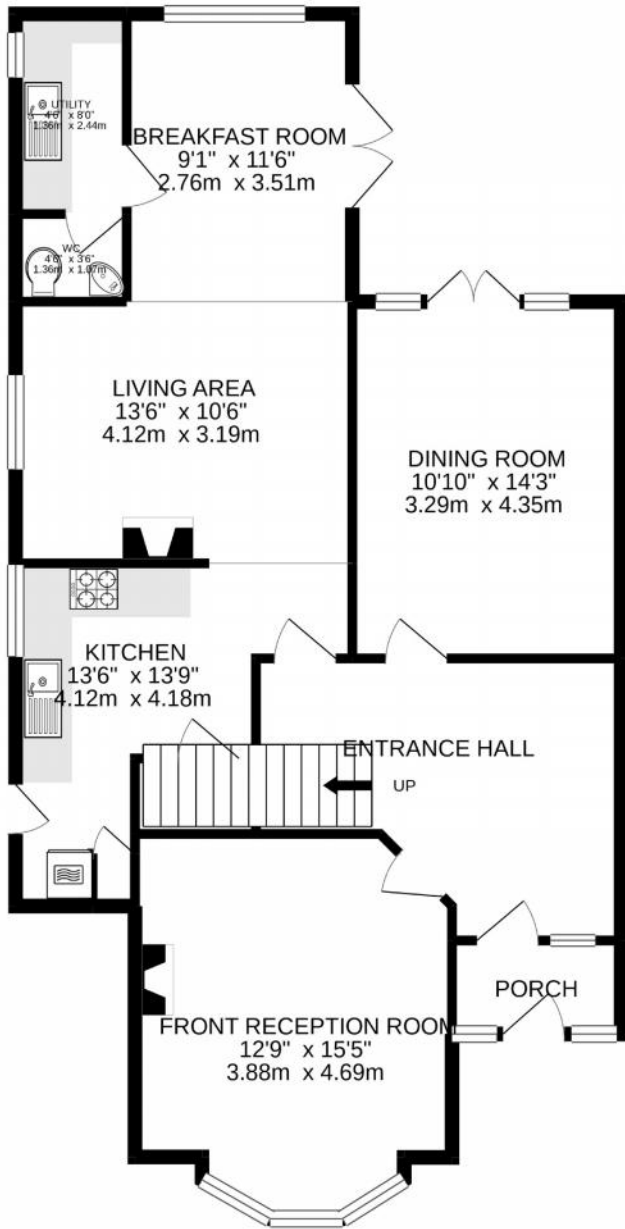
The property is accessed via twin timber gates leading to a large block paved driveway, front lawned gardens with planted borders and mature trees and access to a single garage. To the rear of the property area random flagged tiered patio entertaining areas, large shaped lawns, a timber store and children's activity treehouse.

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.







Lutterworth Road, Aylestone, Leicester LE2 8PL

Total Approximate Gross Internal Floor Area = 1682 SQ FT / 156 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.