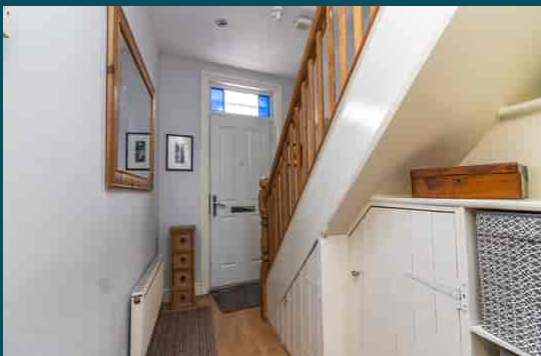




4 Church Road, Aylestone, Leicester LE28LB

MOORE
& YORK



Property at a glance:

- Charming Character Cottage
- Excellent Fusion Character & Contemporary Living
- Lounge, Sitting Room, Kitchen & Dining Room
- Walking Distance Countryside Walks
- Feature UPVC Sash Windows Throughout
- Three Bedrooms & Modern Shower Room
- Viewing A Must

Asking Price £295,000 Freehold



Welcome to this charming beautifully presented character detached Victorian home situated in this popular location offering easy access to local facilities the stunning countryside walks of Aylestone meadows and within a short drive of the popular Fosse Park Retail centre and the M1/M69 road junction with its excellent transport links. This lovely home retains many character features to include original fireplaces, stripped cottage doors and picture rails but provides the comfort of the new with UPVC double glazed sash windows throughout, nicely fitted modern kitchen and shower room and lovely extended dining area. As you enter the property, you are greeted by a welcoming hallway that leads into two generously sized reception rooms. The first reception room provides a cozy yet spacious environment, perfect for relaxing with family or entertaining guests. The second reception room boasts ample natural light and versatile space. Both rooms feature tasteful décor with neutral tones, allowing you to add your personal touch with ease. The kitchen, offers a practical layout with plenty of storage and work surfaces. and provides direct access to the dining room with bi-fold doors to the easily maintainable gardens. Upstairs there are three bedrooms and a modern fitted shower room. Contact us today to arrange a viewing and experience all that this wonderful home has to offer.

DETAILED ACCOMMODATION

Composite door leading to;

ENTRANCE HALL

Radiator, stairs leading to first floor with feature stripped balustrade, cloaks cupboard, spotlights.

SITTING ROOM

12' 7" x 11' 11" (3.84m x 3.63m) UPVC sealed double glazed sash window, radiator, feature solid fuel multi burner set in exposed brick chimney breast, stripped alcove cupboard, ornate coving.

LIVING ROOM

12' 7" x 11' 11" (3.84m x 3.63m) Dual aspect UPVC sealed double glazed sash window, radiator, cast iron and hardwood fire surround with raised tiled hearth, picture rail, stripped alcove cupboard and shelving.





KITCHEN

11' 10" x 8' 10" (3.61m x 2.69m) Comprising sink unit with cupboards under, matching base units with Butcher block work surfaces over, cupboards and deep pan drawers under, complementary wall mounted eye level cupboards, wall mounted gas boiler, five piece range cooker space set in chimney breast, original stripped cupboard and draws, UPVC sealed double glazed sash window, archway and opening leading to;

DINING ROOM

10' 6" x 7' 11" (3.20m x 2.41m) Sealed double glazed bi-fold doors leading to gardens, Velux sealed double glazed window, cupboard unit with Butcher block surface, spotlights, radiator.

FIRST FLOOR LANDING

Access to loft space, fitted shelving, exposed brick work, UPVC sealed double glazed sash window, radiator.

BEDROOM 1

12' 10" x 11' 10" (3.91m x 3.61m) UPVC sealed double glazed sash window, radiator, cast iron fire surround, picture rail, wall panels.

BEDROOM 2

12' 10" x 11' 10" (3.91m x 3.61m) UPVC sealed double glazed sash window, radiator.

BEDROOM 3

9' 10" x 6' 6" (3.00m x 1.98m) UPVC sealed double glazed sash window, radiator,

SHOWER ROOM

5' 5" x 5' 5" (1.65m x 1.65m) Three piece suite comprising walk in natural rainwater large tiled shower cubicle, vanity sink unit and low level WC, matching tiled splash backs, heated towel rail.

OUTSIDE

Enclosed patio seating area, accessed from dining room, leading to brick built outhouse and gated access to easily maintainable artificial lawns with evergreen and floral borders.

VIEWING

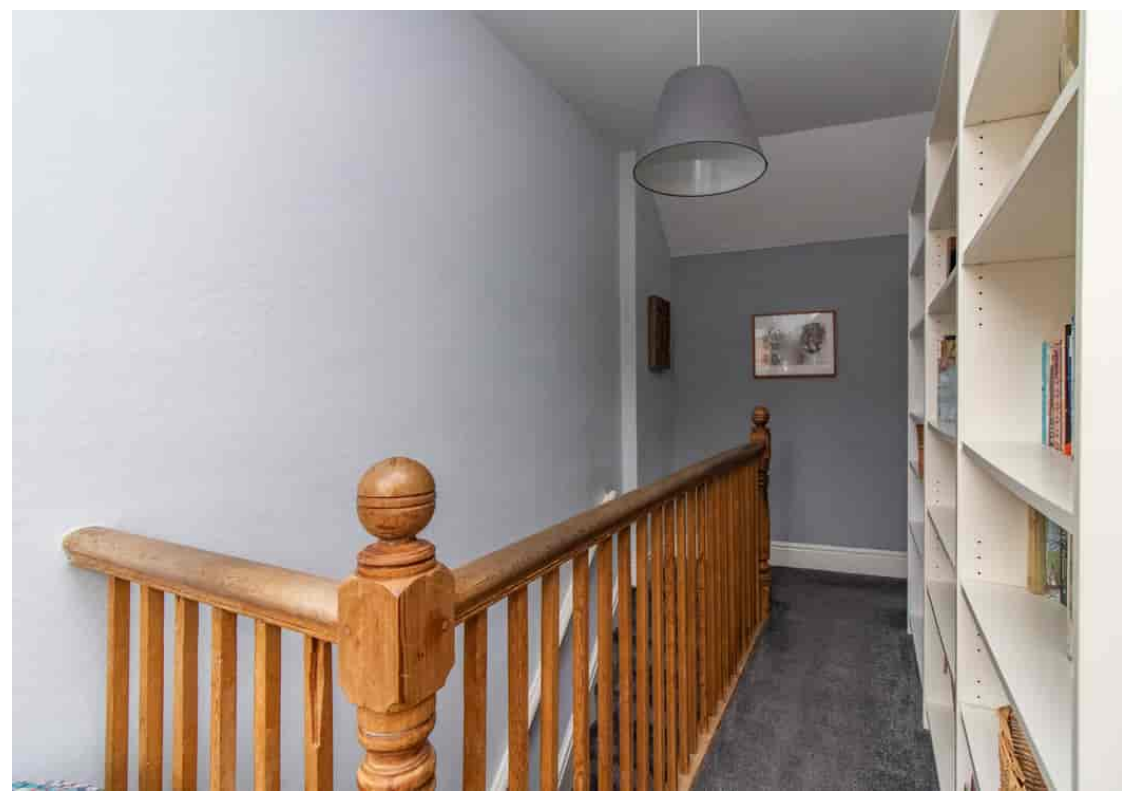
Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

SERVICES

All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property. and windows are double-glazed.









MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal, potentially saving you money. If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor

ANTI-MONEY LAUNDERING

If you have an offer agreed we are legally bound to carry out ID and Anti-Money Laundering checks and on acceptance of offer one of our onboarding team will contact you to guide you through this secure process. There will be a upfront cost of this of £79.99 plus VAT for these checks.

FLOOR PLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

EPC RATING

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COUNCIL TAX BAND

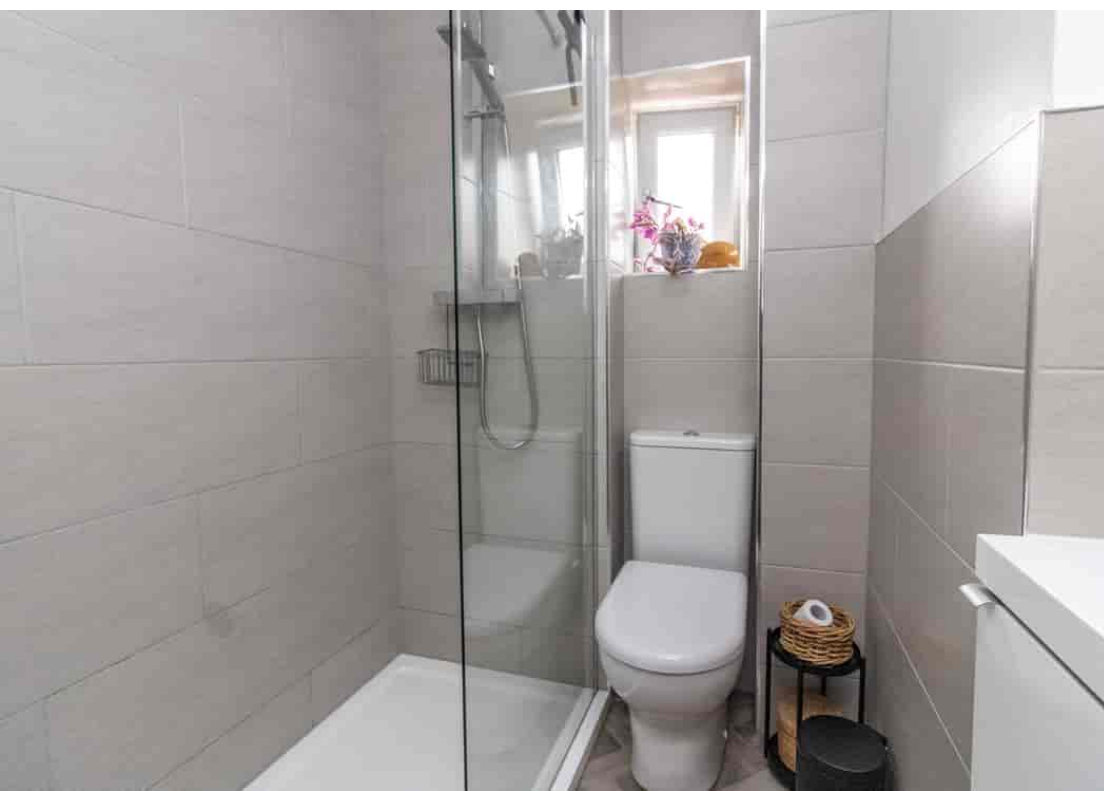
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TENURE

Freehold

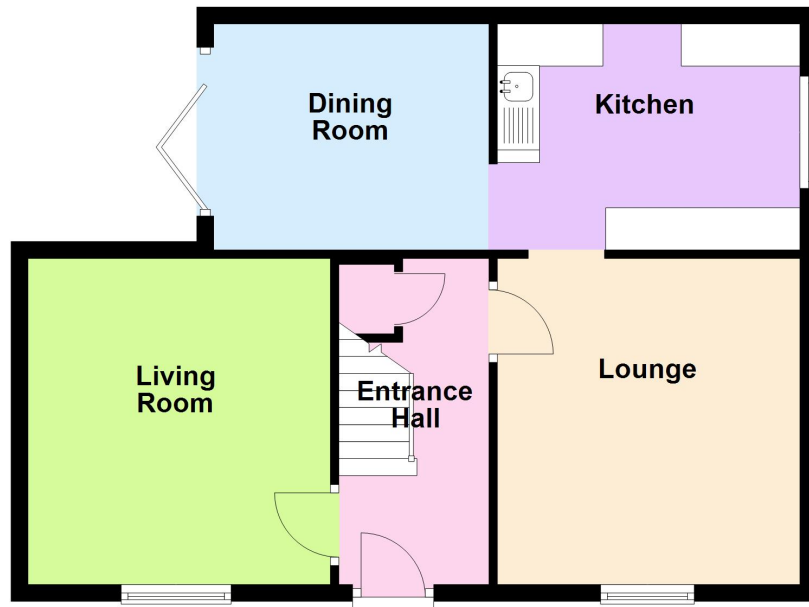
IMPORTANT INFORMATION

Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

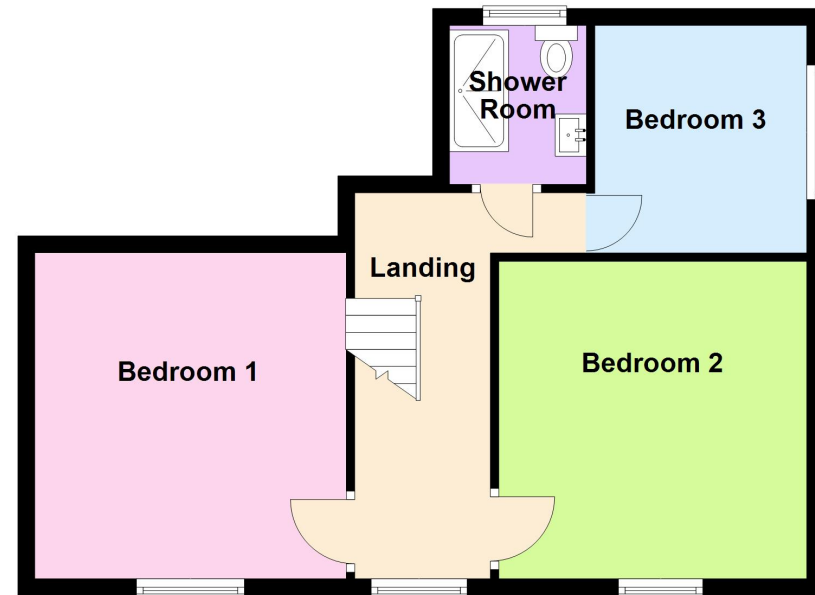




Ground Floor



First Floor



IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property " if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

