



4 Church Road, Aylestone
£297,500

MOORE
& YORK



4 Church Road

Aylestone, Leicester

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Charming Detached Character Cottage
- Excellent Fusion Of Character & Contemporary Living
- Lounge, Sitting Room & Dining Room
- Walking Distance To Countryside Walks
- Feature Upvc Sash Windows Throughout
- Three Bedrooms & Shower Room



Detailed Accomodation

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)

Duel 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





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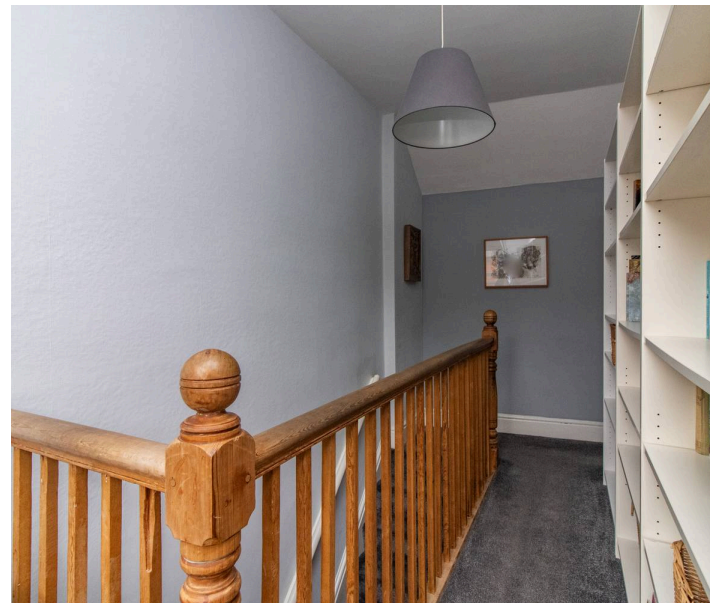






REAR GARDEN

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.



Ground Floor



First Floor





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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.