



97A Lutterworth Road  
Aylestone, Leicester, LE2 8PL  
£2,500

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Aston & Co  
Exclusive Homes

THE GUILD  
PROPERTY  
PROFESSIONALS

Available Immediately! Standing well back from the road on a large plot this newly Built four bedroom detached family home offered to the market with no upward chain. Built & finished to exacting standards conveniently located on this highly regarded stretch of Road. Approx. 4 miles from Leicester City Centre & 3.5 miles from the M1/M69 motorways.

The property has 3 reception/living spaces, full width open plan kitchen/diner with bifold doors, a very large enclosed back garden, 4 double bedrooms, 1 en-suites and a family bathroom.

There is Off Road Parking for several vehicles, a garage space and a car port.

- NEWLY BUILT FAMILY HOME
- 3 SPACIOUS RECEPTION ROOMS
- OPEN PLAN LIVING DINING KITCHEN
- 4 LARGE BEDROOMS
- FAMILY BATHROOM PLUS EN-SUITE
- EXTENSIVE PARKING PLUS GARAGE.
- GENEROUS GARDEN
- CLOSE TO LOCAL AMENITIES
- Available Broadband - standard - superfast . Ultrafast See ofcom broadband checker
- EPC RATING C COUNCIL TAX BAND G



## SUMMARY

Presented to the market by Aston & Co Estate and Letting Agents through their prestigious Exclusive Homes Department with no upward chain and enjoying a prominent position on the much sought-after Lutterworth Road in the fashionable South Leicester suburb of Aylestone, this magnificently presented 4 bedroom family residence stands on a large landscaped plot with extensive parking to the front and has been newly built by the present owners to be in keeping with the neighbouring property to a high standard in a very relevant and contemporary split level style, to create an extremely spacious detached family home, suitable for a large or extended family in need of more space.

Set well back from the road, the large frontage provides parking for several vehicles and access to the single integral garage.

The house is entered through a modern grey front door and briefly comprises: A grand reception hall with guest wc off, 3 spacious reception rooms including a lounge, family room and snug. Stairs lead down to a magnificent dining kitchen.

Upstairs, off a central landing, there are 4 very spacious, well-proportioned bedrooms, the master having an en-suite shower room, and a beautifully fitted family bathroom.



## THE ACCOMMODATION

Built to the latest regulations and very much in keeping with the area, this superb family home boasts in excess of 200m<sup>2</sup> of total internal floorspace and enjoys an EPC rating of C.

Benefiting from Gas Central Heating and modern grey double glazed doors and windows the internal walls have been painted white with new carpets throughout and is ready for the new owner to make their own mark.

The impressive entrance hall has doors leading into the ground floor rooms and the integral garage, a guest wc comprising a toilet and wash-hand basin, a staircase leading down to the breakfast kitchen and a second staircase rising to the first floor.

Flexibly designed with three reception rooms, the first of which is a spacious lounge with 3 floor to ceiling windows overlooking the front. The second is a large family room with a window to the side, and a window looking over the kitchen roof and to the rear garden beyond. The third room is a snug which can be used as a gaming room, study or work from home space and also overlooks the rear garden over the kitchen roof.



Located on the lower ground floor, down a staircase from the hall, there is a magnificent, full width living dining kitchen with a window overlooking the garden, bi-fold doors providing views of the garden and access onto the patio, and a roof lantern style window providing natural light. The kitchen area has been fitted with a range of modern base and wall units with integrated appliances including a double fitted oven, fridge freezer and dishwasher. A central island with an induction hob separates the kitchen area from the remainder of the room.

The living/dining area has ample space for a large family dining suite and a comfortable seating area and makes an ideal entertaining hub.

Upstairs off the central landing, there are 4 double bedrooms. The Master bedroom measuring in excess of 15' x 15' has vaulted ceilings, apex windows and an en-suite shower room comprising a toilet, sink and walk-in shower enclosure.

The remaining 3 well-proportioned bedrooms are all generously sized with one overlooking the front and 2 having windows overlooking the rear garden. A beautifully fitted and fully tiled family bathroom with a toilet, vanity unit with fitted sink and a bath with glass screen and shower over completes the accommodation.



## OUTSIDE

The gardens are a very strong feature of the property. Set well back from the road and screened from the street by a mature hedge, the frontage has been hard landscaped to provide extensive parking and has the potential to add security gates if required. Pedestrian access leads down the side of the property to the rear garden which has been designed with low maintenance in mind. A large patio area directly behind the house merges with the kitchen tiles when the bi-fold doors are open to create a perfect entertaining area. With a mature hedge down the left hand side and a newly erected fence to the right, the large lawn is well screened from the neighbouring properties with specimen trees adding to its character.

## Tenancy Information

Price : £2500.00

-Holding Deposit: £576.00

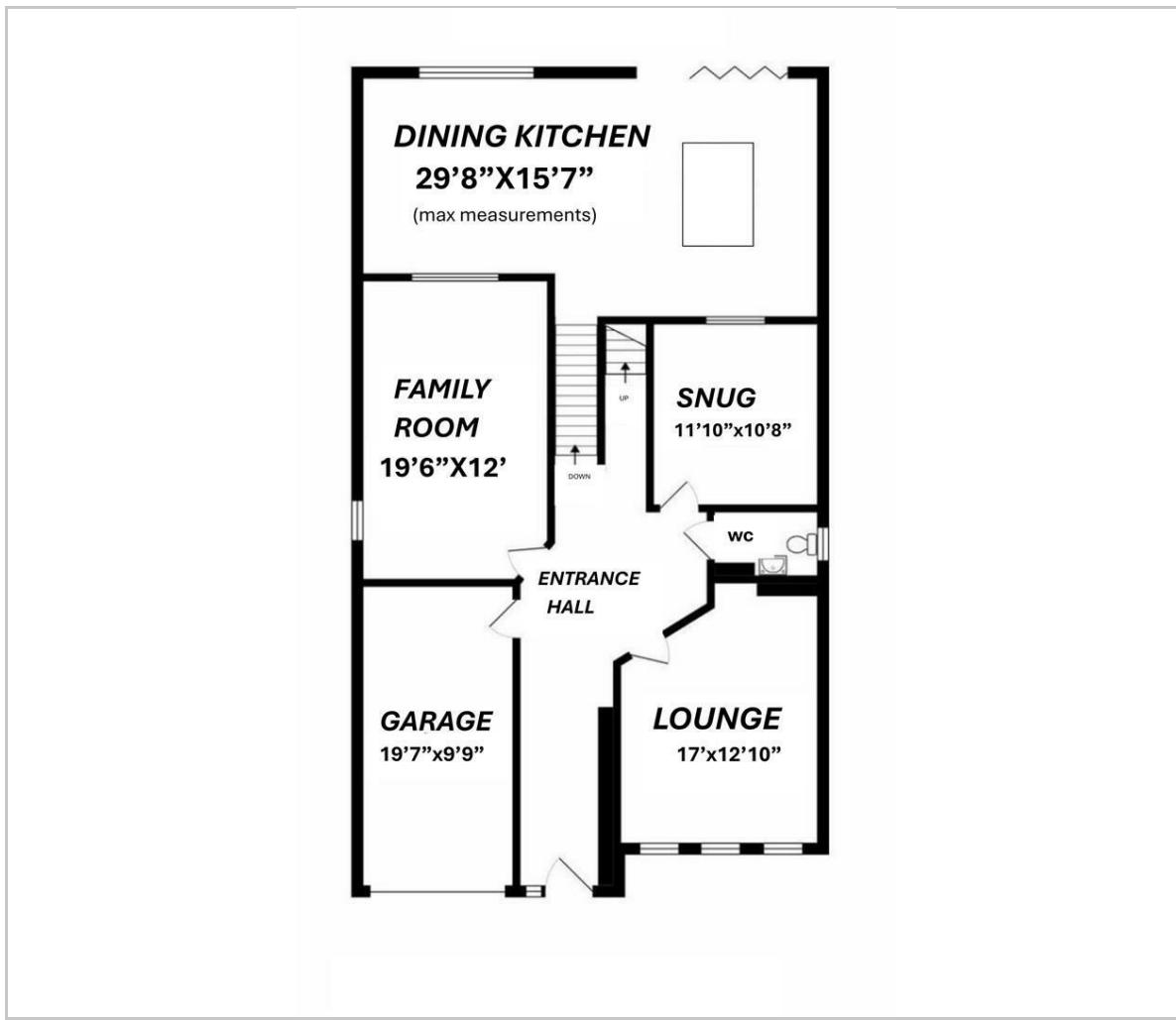
- Deposit : £2884.00 (including the holding deposit)

- Length of tenancy : 12 Months

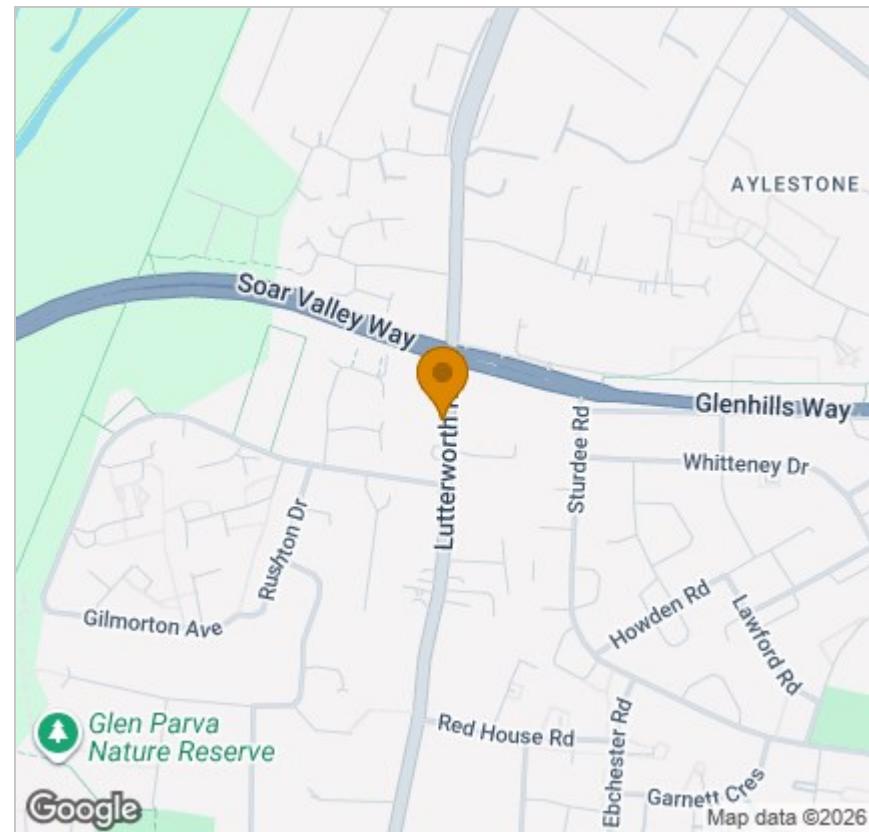
- Council Tax Band: G



## Floor Plan



## Area Map



## Viewing

Please contact our Wigston Lettings Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Graph

