



14 Astill Drive  
, Leicester, LE4 2PA  
**£235,000**





Aston and Co are delighted to offer to the market this well presented, spacious, three bedroom semi detached house located in the ever popular Stocking Farm. Set within close proximity to Beaumont Leys Shopping Centre, Leicester City Centre and both Primary and Secondary Schools this property is ideal for growing families in need of more space. Inside, the property briefly comprises; entrance porch, lounge and a full width kitchen-diner to the ground floor. To the first floor are three bedrooms and a family bathroom. The property also benefits from front and rear gardens, uPVC double glazing and gas central heating.

- Three Bedroom
- Semi Detached House
- Popular Location
- Front & Rear Gardens
- Full Width Kitchen-Diner
- uPVC DG & GCH
- EPC Rating D / Council Tax Band A / Freehold



**Location**

The property is located in Stocking Farm, a popular area of Leicester which offers easy access to the close by amenities available in Birstall & Beaumont Leys Shopping Centre. The area offers excellent transport links to and from the City centre and easy access to the inner ring road, M69 & M1 motorway network.

**The Property**

The property is entered via a hardwood door leading into.

**Entrance Porch**

With stairs leading to the first floor and provides access to the following.

**Lounge**

Spacious living area with gas fire, bay window to the front aspect and leads into the kitchen-diner.

**Kitchen-Diner**

Fitted with a range of floor and wall mounted units with roll top work surface and tiled splashbacks. The kitchen-diner also benefits from gas hob and oven, stainless steel sink and drainer unit, plumbing for a washing machine, extractor fan, pantry cupboard under the stairs, two uPVC double glazed windows to the rear aspect and door leading to the rear garden.

**The First Floor Landing**

With loft access, obscure uPVC double glazed window to the side aspect and provides access to the following.

**Bedroom One**

With uPVC double glazed window

**Bedroom Two**

With fitted robes and uPVC double glazed window.

**Bedroom Three**

With uPVC double glazed window.

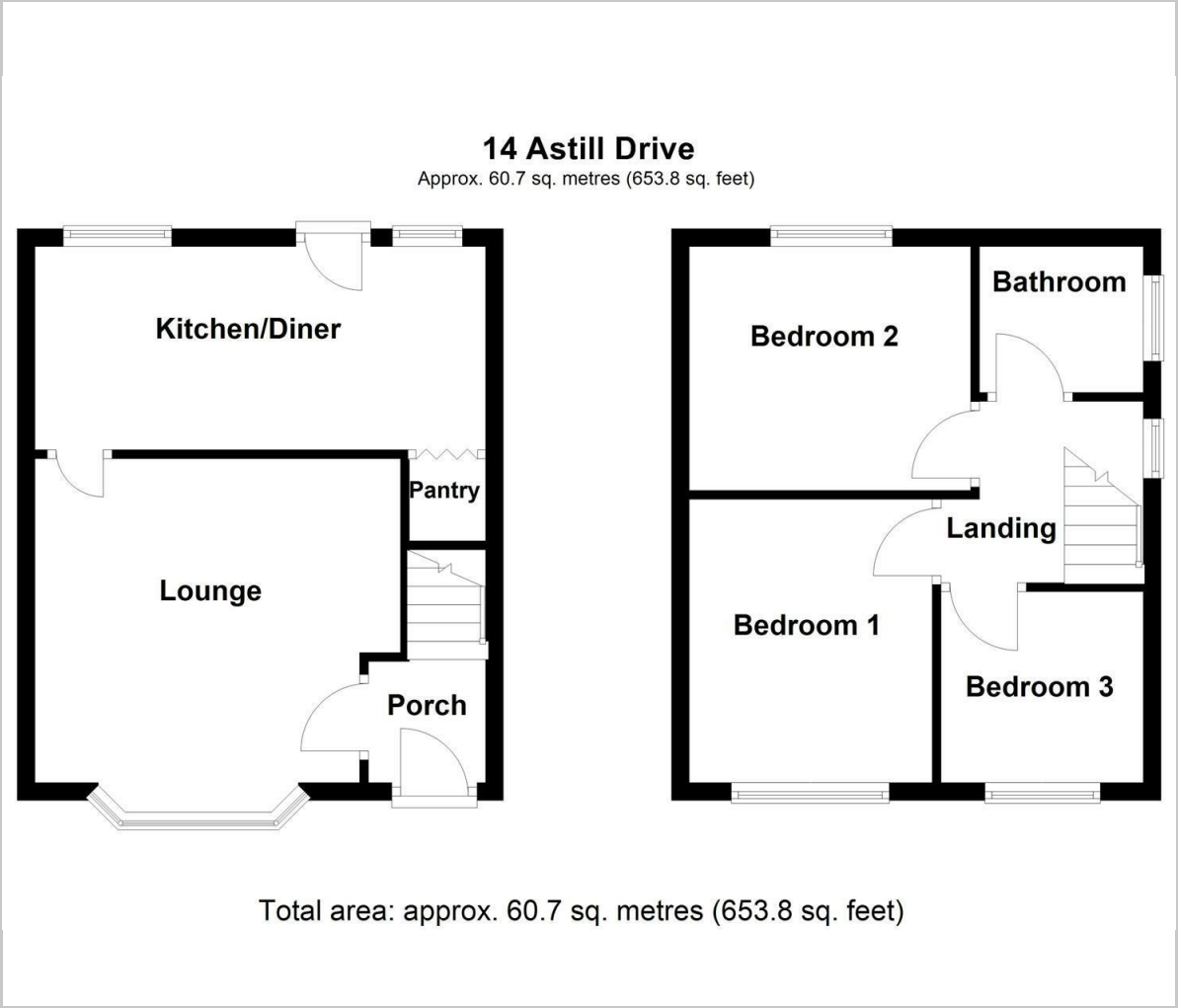
**Bathroom**

Fitted with a three piece suite comprising bath with shower over, pedestal basin and wc. The bathroom also benefits from an extractor fan, radiator and obscure uPVC double glazed window to the side aspect.





Floor Plan



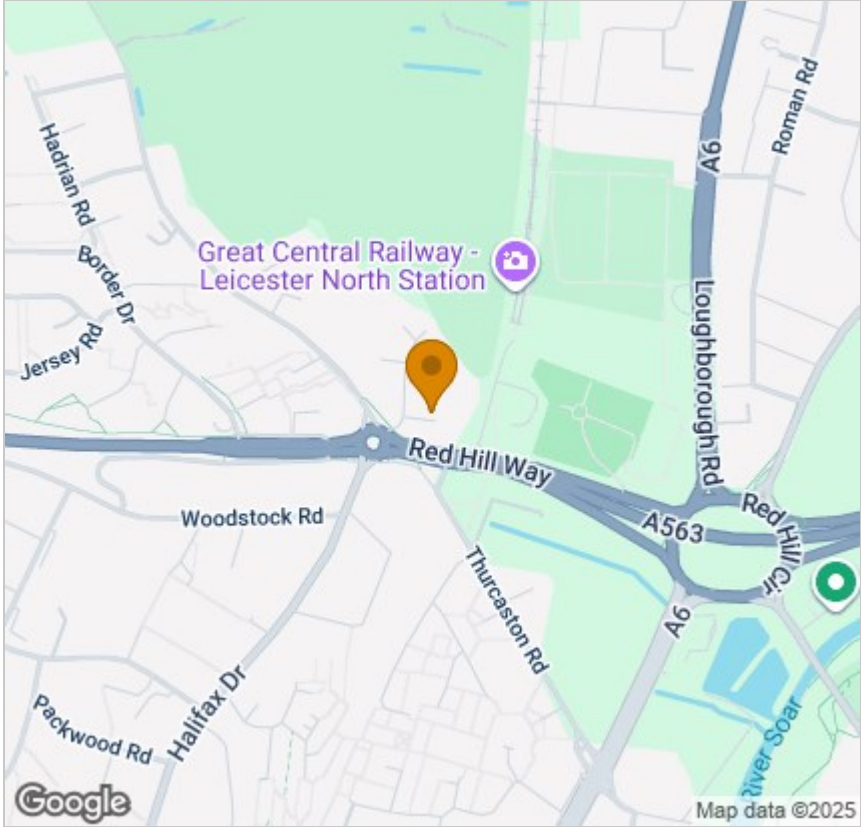
Viewing

Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

