

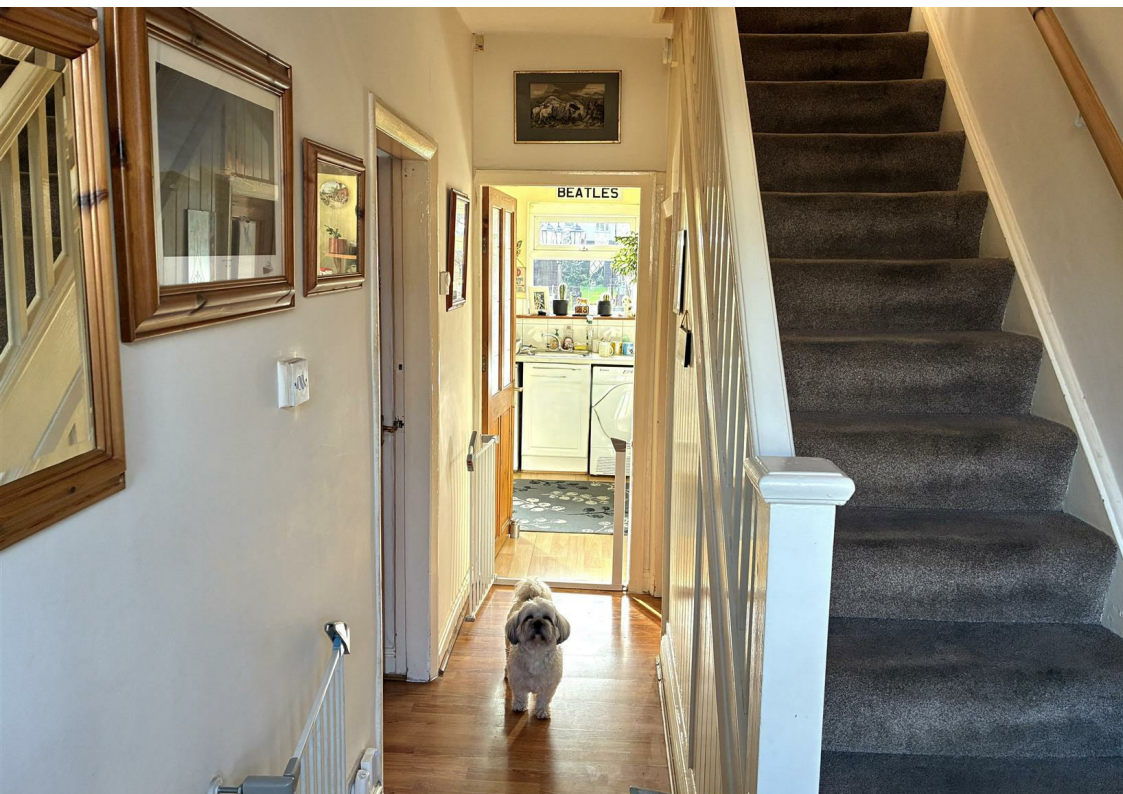


57 Eastwood Road
Aylestone, Leicester, LE2 8DD
£250,000



Well presented family home with a large rear garden. Scope to extend stpc, in a popular established location. Spacious accommodation with a large rear garden, convenient for schools & amenities. Easy access to Fosse Park & Motorways.

- SEMI-DEATCHED FAMILY HOME
- LOUNGE AND KITCHEN DINER
- 3 GOOD SIZED BEDROOMS
- FAMILY BATHROOM
- CAR STANDING TO THE FRONT
- LONG REAR GAREN
- CONVENIENT FOR SCHOOLS AND LOCAL AMENITIES
- EASY ACCESS TO MOTORWAYS & RAIL LINKS
- EPC RATING C COUNCIL TAX BAND B
- Available Broadband - standard - superfast . Ultrafast See ofcom broadband checker



INTRODUCTION

With massive scope to extend (subject to the usual consents), this already spacious semi-detached family home has been improved and re-modelled by the current owners to create a well-proportioned , nicely presented property in the popular suburb of Aylestone. Convenient for the neighbouring towns of Wigston and Blaby and all of their schools, amenities and leisure facilities as well as those within Aylestone itself and having easy access to Leicester City Centre, as well as Fosse Retail Park and the motorway network via the nearby A563 outer ring road. Standing behind a timber fence with parking to the front, the property enjoys a larger than average rear garden the house benefits from uPVC double glazing and Gas Central Heating and briefly comprises: A porch leading into the entrance hall, a front lounge, a full width dining kitchen, two double bedrooms and a single bedroom and a re-fitted family bathroom.

THE ACCOMMODATION

Benefiting from uPVC Double Glazed Windows, Gas Central Heating and Solar Panels to the roof, this much loved, semi-detached house has been thoughtfully re-modelled and much improved by the current owners to create a surprisingly spacious, well presented family home, conveniently located for local schools and amenities and for the city centre, Fosse Retail Park and the motorway network. Standing behind a timber fence with car standing to the front, the house is entered through a double glazed porch and onward into the entrance hall with wooden flooring, doors into the ground floor rooms and a staircase with storage under rising to the first floor. The flooring extends into the spacious front lounge with a feature fire surround and a deep box-bay window overlooking the front. The enlarged kitchen diner has been re-fitted with a range of base and wall units with space for appliances, double aspect windows to the side and rear, ample space for a family dining suite and French windows providing views of the garden and access to the patio.

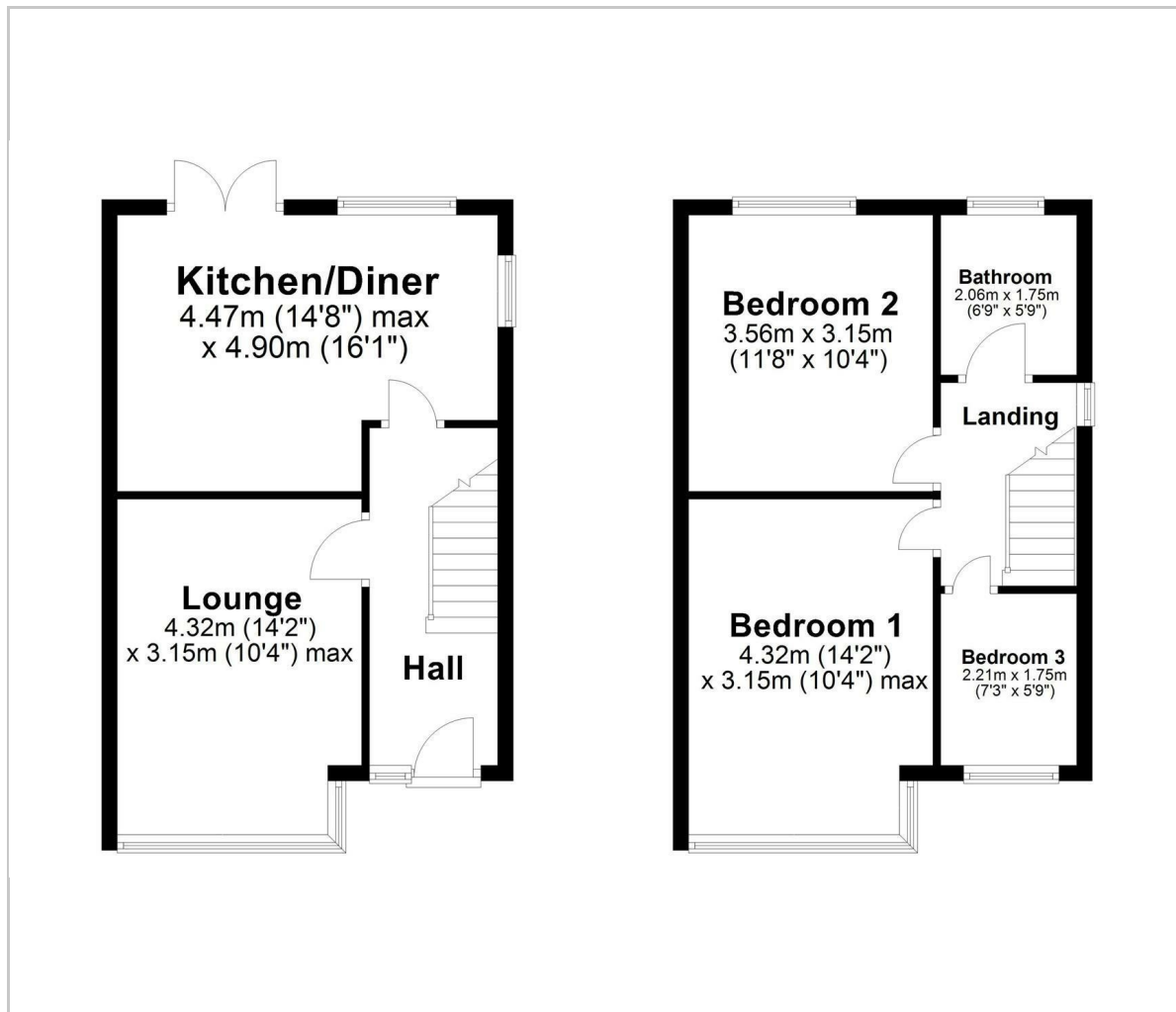
Leading off the first floor landing, bedroom 1 is a generously sized double bedroom with a box bay window to the front and ample space for a double bedroom suite, bedroom 2 is another good sized double room overlooking the rear garden. There is a single bedroom to the front with a family bathroom having a white suite comprising a toilet, sink and bath with shower over completing the accommodation.

OUTSIDE

The gardens are an important feature of the property with the frontage being paved and gravelled to provide car standing. There is a wide pedestrian walk-way to the side which is partially covered and is ideal for garden storage. The extremely long rear garden has a very spacious paved patio area with 2 timber storage sheds and a large shaped lawn with mature borders and 2 further timber sheds.



Floor Plan



Viewing

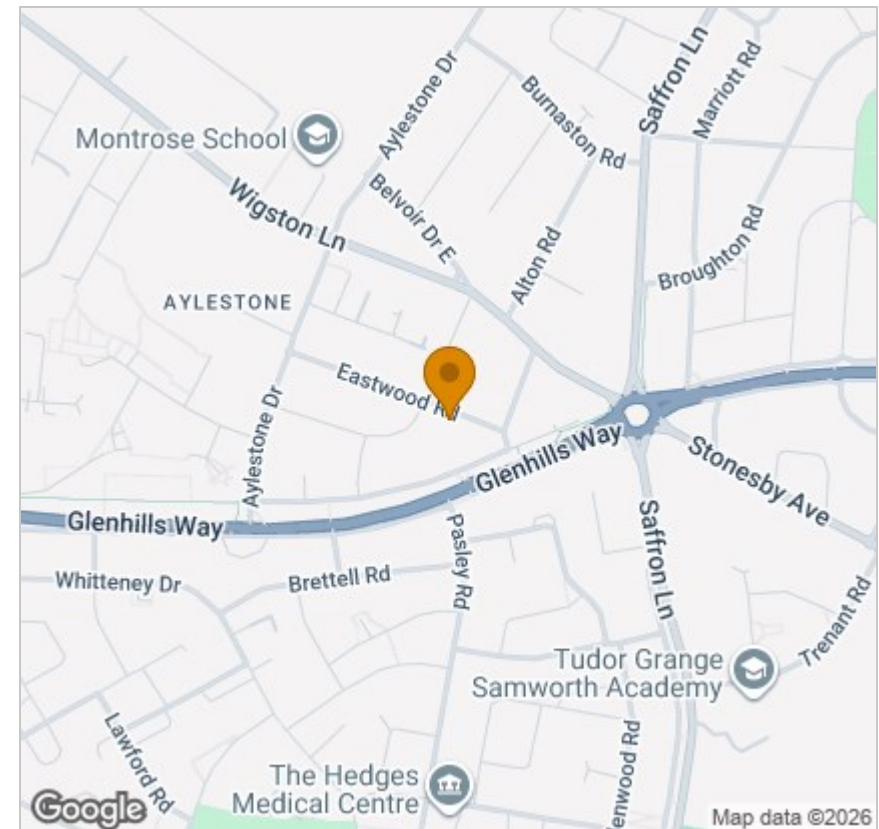
Please contact our Wigston Sales Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Aston & Co Estate Agents 67 Long Street, Wigston, Leicestershire, LE18 2AJ

Tel: 0116 2883872 Email: info@astonandco.co.uk <https://astonandco.co.uk/>

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

