



43 Montrose Road
, Leicester, LE2 8SL
£245,000



Beautifully presented family home with a charming garden & off road parking in an excellent location convenient for local amenities & schools with easy access to Leicester city centre, Fosse Park and the motorways.

- SEMI-DETACHED FAMILY HOME
- BEAUTIFULLY PRESENTED
- LOUNGE, DINING KITCHEN & GARDEN ROOM
- 2 DOUBLE BEDROOMS
- RE-FITTED BATHROOM
- LANDSCAPED GARDENS
- OFF-ROAD PARKING
- EXCELLENT LOCATION
- COUNCIL TAX BAND A EPC RATING D
- Available Broadband - standard - superfast . Ultrafast See ofcom broadband checker



INTRODUCTION

Built in circa 1998 this excellently presented family home has been lovingly maintained by the current owners and stands on a generous plot with a lovely rear garden and a driveway to the rear with timber gates leading to a carport, currently used as a covered outdoor entertaining area. Enjoying a wider plot and a larger internal floorspace than the neighbouring property, this lovely semi-detached home is superbly located close to the heart of the Old Aylestone Village on the outskirts of the city. Benefiting from uPVC double glazing and gas central heating the house is entered through a timber front door and briefly comprises: an entrance hall, lounge, re-fitted dining kitchen, conservatory style garden room and on the first floor, 2 double bedrooms and a family bathroom.

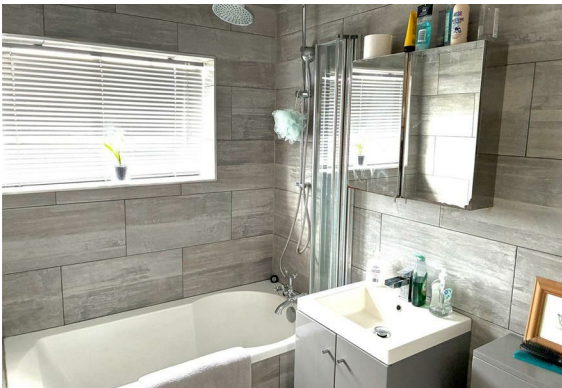
THE ACCOMMODATION

Until the Leicester Extension act 1891, Aylestone held village status centred around the junction with Leicester Road and Middleton Street and the Church of St Andrews which dates back in part to the 13th Century. Still enjoying a village feel, Aylestone is now a suburb of Leicester lying approx. 3.5 miles south of the city centre and being very convenient for Fosse Park and the motorway network. 43 Montrose Avenue was built in 1998 on the site of a disused factory and is convenient for local shops, amenities and schools, and enjoys easy access to neighbouring towns such as Wigston and Blaby. The front door leads into the entrance hall with a door into the lounge and stairs rising to the first floor. The spacious and well-presented lounge has a feature gas fire in a surround, a bay window overlooking the front and a door into the kitchen.

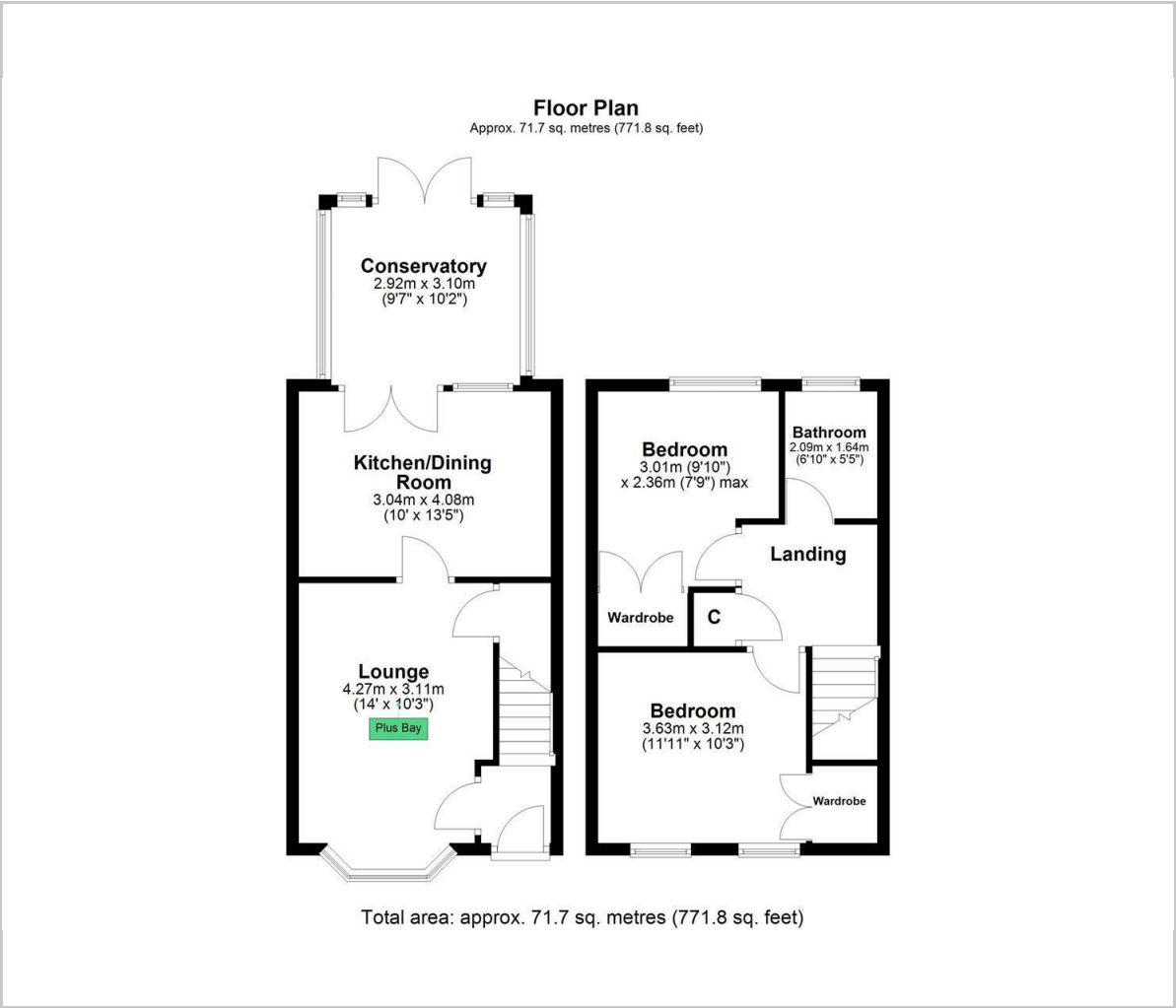
The kitchen has been re-fitted with a range of modern base and wall units and a central island. Integrated appliances include a built in electric oven, gas hob with extractor hood over and a dishwasher. Double doors lead into the double glazed conservatory style garden room with a heater, used all year round by the current owners as a dining room. Upstairs, there are 2 well-proportioned double bedrooms, both having fitted wardrobes with bedroom 1 overlooking the front and bedroom 2 at the rear. A superbly re-fitted, tiled family bathroom comprising a toilet, vanity unit with built in sink and a bath with glass screen and shower over completes the accommodation.

OUTSIDE

The gardens are an important feature of the property. The small forecourt front garden lies behind a low brick wall and provides access to the front door and a gated pedestrian walkway to the rear. The private rear garden has been beautifully laid out with low maintenance in mind. There is a paved seating area behind the house and a shaped lawn with mature well-stocked borders. A decked patio area to the right provides additional seating and access to the carport with timber gates onto the drive used by the present owners as a covered outdoor entertaining area. The driveway providing car standing is accessed round the corner in Carl Street



Floor Plan



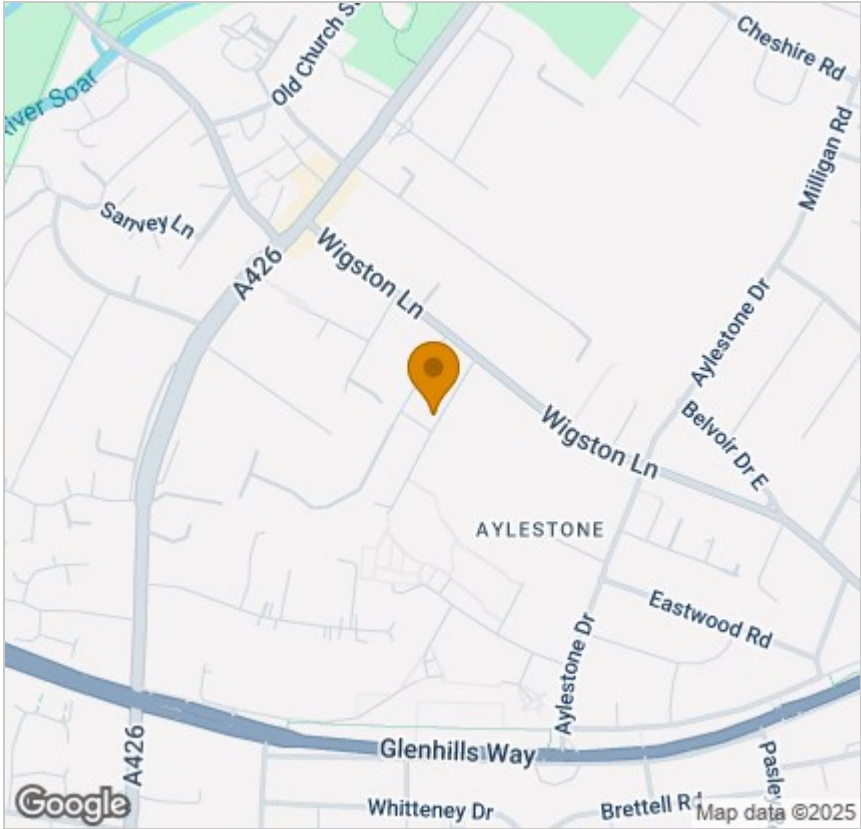
Viewing

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 firms 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

