

14 Mallard Close, Aylestone, Leicester, LE2 8DY

Offers Over: £310,000



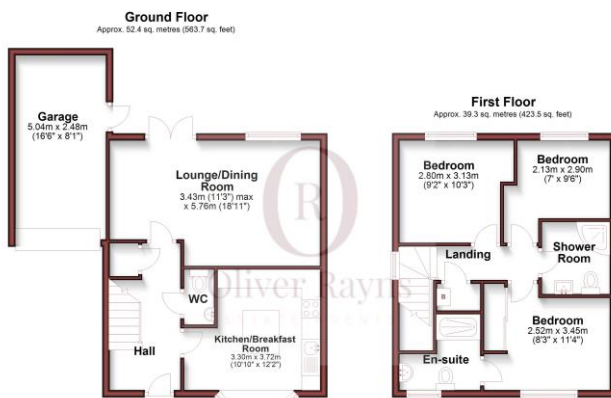
- Freehold
- Detached Property
- Entrance Hallway with Cloakroom/wc
- Spacious Lounge / Diner
- Superb Fitted Breakfast Kitchen
- Three Double Bedrooms
- En-suite & Family Bathroom
- Cul-De-Sac Location
- Ideal Family Home
- No Upward Chain

Within the popular Leicester suburb of Aylestone and sitting in a sought-after quiet cul-de-sac, we're delighted to offer for sale this elegant detached family property.

Providing ample accommodation including a superb kitchen/dining room, two bathrooms and a good-sized garden, there is also off-street parking for two cars and a garage.

This charming family home is approached via a paved path, with shingle-covered beds on either side, to a part-glazed front door that opens into the entrance hall. To the left are the stairs to the first floor, beneath which is a storage cupboard, while opposite is the part-tiled cloakroom, which has a low-level WC, a heated towel rail and a pedestal wash hand basin.

On the right of the hall is the superb kitchen/breakfast room which overlooks the front of the property through a deep bay window, allowing plenty of light to flood the room, and a lovely bench seat. The modern kitchen has a range of wall, base and drawer units with wood effect composite work surfaces, upstands and mosaic-tiled walls above. A single drainer stainless steel sink has a mixer tap with space for a washing machine and tumble



Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Oliver Rayns Limited Registered Office Address: 106 Queens Road, Clarendon Park, Leicester LE2 3FL.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	