

Ainsdale Road
Western Park, Leicester

Asking Price: £325,000



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FOR SALE
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- Three Bedroom Semi Detached Home
- Bay Fronted Living Room
- Open Plan Kitchen Dining Family Space
- Modern Kitchen Dining
- Utility Room With Ground Floor WC
- Internal Access To Single Garage
- Driveway Parking For Two Vehicles
- Landscaped Rear Garden With Decking
- Potential For Loft Conversion STPP
- Limited Onward Chain



Offered for sale with a limited chain, this well presented three-bedroom semi-detached home is set back from the road with a driveway for two vehicles and access to a single garage.

The property is entered via a central hallway which leads through to a bay-fronted living room at the front of the house. This is a good-sized reception room with plenty of natural light coming through the bay window, making it a comfortable and easy space to use day to day.

To the rear, the property opens out into a much larger kitchen/dining room, forming the true hub of the home. Fitted with a range of modern wall and base units, complemented by timber work surfaces and a breakfast bar, this space has been designed with both practicality and presentation in mind. There is ample room for dining and seating, making it equally suited to family life and entertaining, while direct access onto the raised decking area enhances the connection between inside and out.

Leading off the kitchen is a separate utility area, providing additional storage and workspace, along with a ground floor WC. This area also offers internal access into the garage, a particularly useful feature that supports day-to-day functionality.

To the first floor, the landing provides access to three bedrooms. The principal bedroom is a generous double, while the second bedroom is another well-proportioned double, enhanced by a bay window that creates a bright and attractive space. The third bedroom is a comfortable single, ideal as a child's room, dressing room, or home office. The family bathroom is fitted with a three-piece suite and serves all bedrooms effectively.

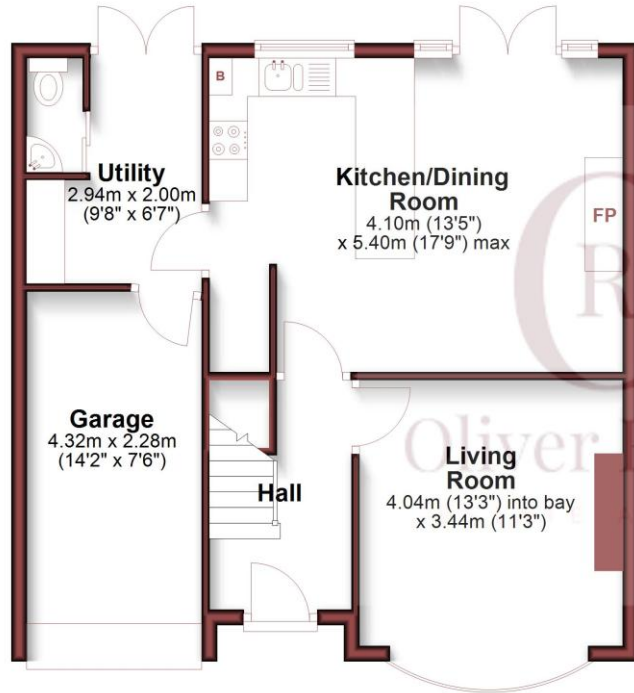
The property further benefits from a recently installed boiler, contributing to improved efficiency, and there is clear potential to extend into the loft STPP.

Externally, the rear garden has been thoughtfully landscaped to provide a practical yet appealing outdoor space. A raised decking area sits directly off the kitchen, creating an ideal spot for seating and dining, with steps leading down to a lawn bordered by established planting. The garden offers a good level of privacy and is designed to be both usable and easy to maintain.



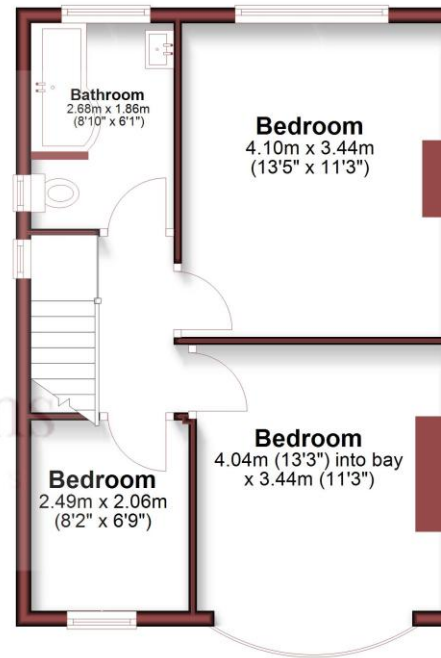
Ground Floor

Approx. 59.1 sq. metres (636.1 sq. feet)



First Floor

Approx. 42.5 sq. metres (457.1 sq. feet)



Total area: approx. 101.6 sq. metres (1093.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustration purposes only and should be used as such by any prospective buyer. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. All measurements include garages and outbuildings. Plan produced using PlanUp.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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