



**St. Annes Drive,**  
Leicester, Leicestershire, LE2 8HT  
**£1,295 PCM**



Newton Fallowell presents a FOUR BEDROOM SEMI-DETACHED property with ANNEX in Aylestone, LE2. Benefiting from gas central heating, double glazing, rear garden, front driveway for 2 vehicles, annex. Offered on an unfurnished basis. Available now.

12 month minimum tenancy term/ Council tax C - Leicester City Council / EPC rating D / Rent £1295 per calendar month / Deposit £1295 per calendar month

## Accommodation

### Hallway

Extended porch entrance leading to the inner hallway, tiled flooring, central heating radiator, stairs to first floor with storage beneath, fitted shoe cupboard, doors to lounge and W/C.

### Cloakroom W/C

Ground floor cloakroom having low level flush w/c, vanity wash hand basin, heated towel rail, extractor fan, tiled flooring and double glazed window to the side aspect.

### Lounge

#### **23'2" x 10'7" into bay (7.07 x 3.24 into bay)**

Spacious and open plan lounge/sitting room area having tiled flooring, two central heating radiators, opening to kitchen/diner and double glazed bay window to the front aspect.

### Kitchen/Diner

#### **17'8" x 10'2" (5.39 x 3.10)**

Modern fitted kitchen having wall and floor mounted cupboards with worktops over, gas hob with oven beneath and extractor hood over, sink and drainer unit, underfloor heating, central heating radiator, two remote control skylights, double glazed window and french doors to the rear aspect.

### Utility

#### **8'4" x 7'4" (2.56 x 2.25)**

Fitted utility space having plumbing for washing machine, dryer and dishwasher, space for freestanding fridge/freezer, wall and base mounted cupboards with worktops over, recently fitted combi boiler, sink and drainer unit, heated towel rail, tiled flooring and double glazed window to the side aspect.

### First Floor Landing

Landing area having stairs to second floor, carpet flooring, double glazed window to the side aspect, doors to all rooms.

### Bedroom One

#### **17'3" x 13'7" max into bay (5.27 x 4.15 max into bay)**

Double bedroom having been extended into the original single bedroom to create a dressing area, laminate flooring, two central heating radiators, fitted wardrobe, double glazed bay window and further window to the front aspect.

### Bedroom Two

#### **11'11" x 10'2" (3.64 x 3.12)**

Double bedroom having generous fitted wardrobe storage, laminate flooring, central heating radiator and double glazed window to the rear aspect.

### Second Floor Landing

Stairs with carpet flooring, wardrobe storage and double glazed window to the side aspect.

### Bedroom Three (Second Floor)

#### **17'8" x 10'9" (5.39 x 3.29)**

Converted attic space offering a double bedroom with eaves storage, central heating radiator, skylight, double glazed window to the rear aspect, laminate flooring and spot lights to ceiling.

### Annex/Bedroom Four

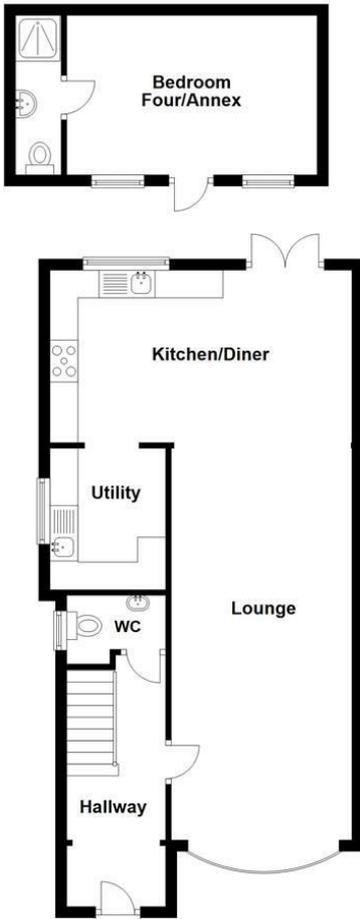
#### **14'7" x 9'6" (4.46 x 2.90)**

Detached annex to the foot of the garden having a double bedroom/sitting room area, two double glazed windows to the front aspect, central heating radiator, shower room having low level flush w/c, and pedestal wash hand basin.

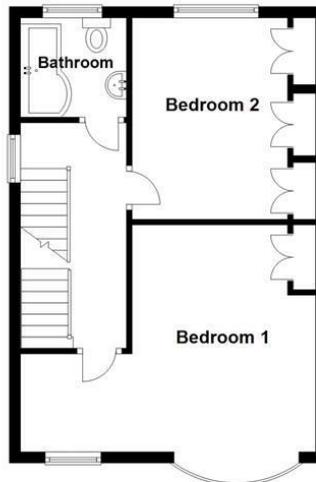
### Outside

Low maintenance block paved frontage with fence and hedgerow boundaries. The side gate access leads to a nicely presented rear garden, primarily laid to lawn with paved patio, shed storage, mature borders, fence boundaries and access to the annex.

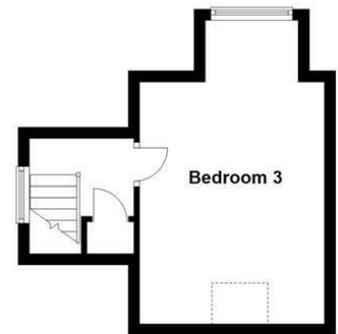
Ground Floor



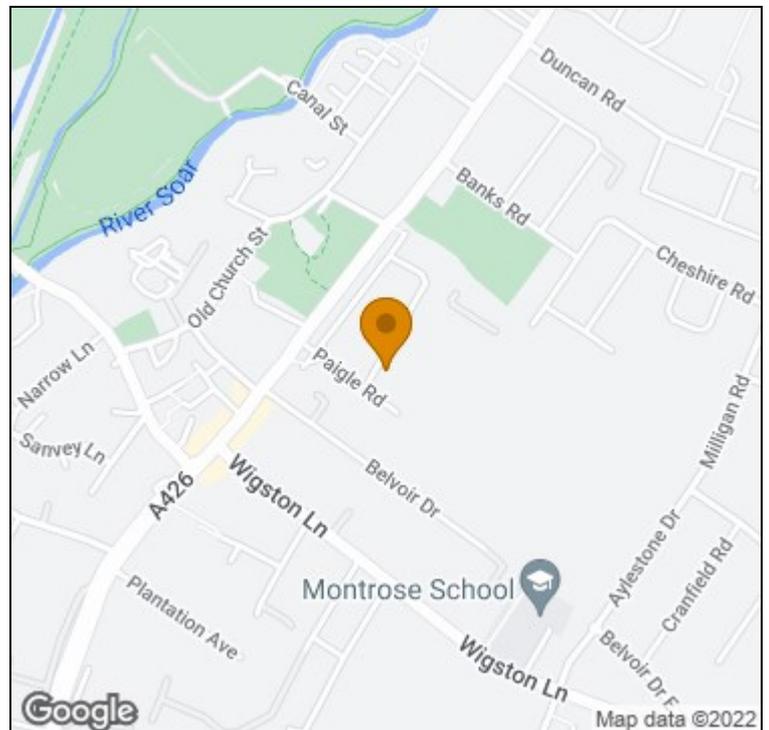
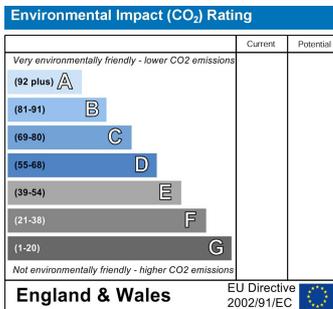
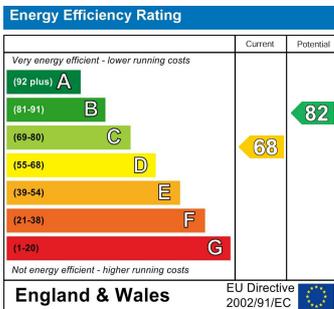
First Floor



Second Floor



Floor Plan measurements are approximate and are for illustrative purposes only.  
Plan produced using PlanUp.



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