



Tudor Grange

A rare opportunity to acquire Tudor Grange, a 1920's Detached Tudor style home set behind private gates in the popular South Leicestershire location of Aylestone. This distinctive property has been both preserved yet modernised to offer the very best of modern day living with a wealth of charming features.

- Detached Tudor style home with private gated access and double detached garage
- Wealth of unique features including a large reception hallway with inglenook style fireplace
- Four Bedrooms, including Large Principal bedroom with Ensuite
- Two generous formal reception rooms overlooking the front of the home
- Open plan kitchen dining space with island, utility room and French doors to the patio area
- Established private gardens that wrap around the home
- Sweeping gravelled driveway that offers ample parking for many vehicles
- Internal viewing highly recommended to appreciate the quality of this home

PROPERTY DESCRIPTION

This exquisite, impressive Tudor style home offers an abundance of charming features set over two floors, the ideal layout for a modern family. The accommodation is centred around an impressive reception hallway with inglenook style fireplace and original staircase. The dining kitchen has been refitted and boasts an impressive range of cabinets with granite worktops and island, with French doors that lead to the rear garden. In addition, there is also, a utility room, downstairs wc/cloak room and two generously sized reception rooms. The first floor consists of four bedrooms, the principal bedroom with dressing room and Ensuite and separate family bathroom.

LOCATION

Aylestone is a thriving residential suburb located in the south-west of the city of Leicester. In terms of amenities, Aylestone has several local shops, supermarkets, pubs and restaurants, as well as a leisure centre with a swimming pool and gym facilities. There are also several parks and green spaces in the area, including Aylestone Meadows Local Nature Reserve, which is popular with walkers, cyclists and nature enthusiasts.









GROUND FLOOR

The property is accessed through a striking arched door that takes you into the porch which is at the side of the home. A key feature of the home is the large and impressive reception hallway. It sits beautifully in the centre of the home with inglenook style fireplace, bench seating and log burning stove set around Karndean flooring with edge detailing, stained-glass window and exquisite beams that sit over the mantle and ceiling. The impressive dining kitchen has been refitted with granite worktops, complimentary tiled splash back, shaker style units with separate larder space with space for fridge/freezer. There is an Indesit newly fitted Integrated dishwasher, space for a rangemaster stove and delightful central island for informal dining. There is a separate utility room with integrated washing machine and separate w.c. There are two formal reception rooms, the living room has a classic but contemporary feel with windows overlooking the front and side aspect with newly fitted log effect fire. The dining room has a spacious feel with beams to the ceiling and marble effect fireplace. From the reception hallway you will find the original open staircase with stained glass picture window.

FIRST FLOOR

The beautiful galleried landing offers access to the principal bedroom which overlooks the front of the property. There is a walk-in wardrobe area with separate Ensuite shower. There are three further bedrooms which lead off the first-floor landing, two double rooms and one single bedroom/study. There is a modern family bathroom which is tiled and comprises a sink with vanity unit, bath with shower over, heated towel rail and w.c.

OUTSIDE

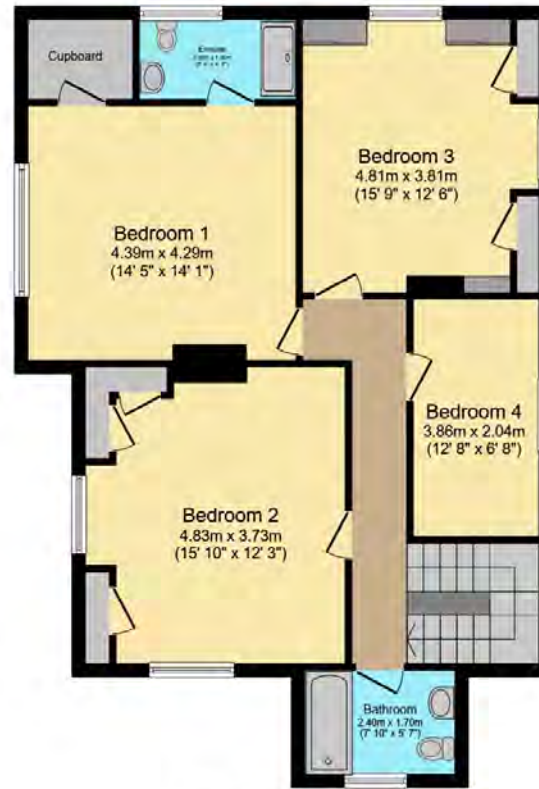
The property is well set back from the main road, through electric gates. The long gravelled private driveway offers parking for numerous vehicles. The driveway leads to a separate detached double garage. The established private landscaped gardens wrap around the home. The rear garden is mainly laid to lawn and well screened with hedging. There is a large patio area suitable for outside dining.







Ground Floor



First Floor

Total floor area 177.9 sq.m. (1,915 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

AGENTS NOTE: Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

SERVICES

All mains services are available and connected.

LOCAL AUTHORITY

Leicester City Council.

DIRECTIONS

The property is located on the main Lutterworth Road in Aylestone that leads off Soar Valley way as you are heading towards Blaby and offers convenient access to both Leicester city centre and all major routes.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



