



46 Plantation Avenue, Leicester. LE2 8PQ

- Deceptively Spacious Three/Four Bedroom Detached Family Home
- Good Size Plot In This Highly Sought After Location In Aylestone
- Ent Area, Ent Hall, Cloaks/Wc, Ground Floor Family Shower Room/Wc
- Front Bedroom/Reception Room, Front Dining Room, Kitchen, Utility Lobby
- Lounge, Feature Rear Living Garden Room With Bi Fold Doors To Garden
- Landing, Three Bedrooms, En suite to Master Bedroom
- Basement 25ft Garage Space And Storage Areas
- Large Attractive Private Rear Garden
- Viewing Essential To Appreciate Size, Plot And Layout Of Accommodation
- EPC Rating D & Council Tax Band D



PROPERTY DESCRIPTION

Deceptively spacious three/four bedroom detached home in this highly sought after location in Aylestone. Sitting on a generous plot the property would make an ideal family home and offers spacious flexible accommodation throughout, an internal viewing is essential to appreciate the size and layout. In brief the property comprises of entrance area, entrance hall, cloaks/wc, front bedroom/reception with bay window, front good size dining room with bay window, open access to the kitchen area fitted with a range of base and wall units, oven hob, side and rear windows and access to a rear utility/lobby. Also located off the entrance hall is a ground floor family shower room/wc, inner lounge area with side window and double doors leading to the feature living garden room to the rear with three Velux windows and corner bi fold doors opening up to the rear garden area. Stairs lead from the entrance hall to the first floor and also to the lower cellar rooms. To the first floor a landing area has Velux window and ample storage cupboards. There is a master bedroom to the front with fitted storage and an en suite shower room/wc, there is a single middle bedroom and a further double bedroom to the rear with fitted storage. Underneath the main living accommodation is a 25ft garage space with lower ceiling suitable for most vehicles, along with four storage rooms suitable for a variety of uses. Externally to the rear is a large private rear garden with patio, lawn, borders, decking, shed standing and hedge/fence surround. EPC rating D, Council tax is band D.



ROOM DESCRIPTIONS

Entrance Area

Entrance Hall

Cloaks/Wc

Front Bedroom/Reception

16' 7" max into bay x 10' 8" (5.05m x 3.25m)

Dining Room

17' 7" max into bay x 10' 7" (5.36m x 3.23m)

Kitchen Are

17' 7" x 10' 8" red to 5'2" (5.36m x 3.25m)

Utility Lobby

Lounge

14' 6" max x 10' 0" (4.42m x 3.05m)

Living/Garden Room

14' 1" x 12' 0" (4.29m x 3.66m)

Ground Shower Room/Wc

Landing

Master Bedroom

14' 0" to front robes x 12' 2" max (4.27m x 3.71m)

En Suite Shower Room/Wc

Bedroom

10' 3" to front of robes x 9' 9" (3.12m x 2.97m)

Bedroom

9' 9" x 7' 2" (2.97m x 2.18m)

Basement Store Areas

Garage

25' 4" x 10' 8" (7.72m x 3.25m)

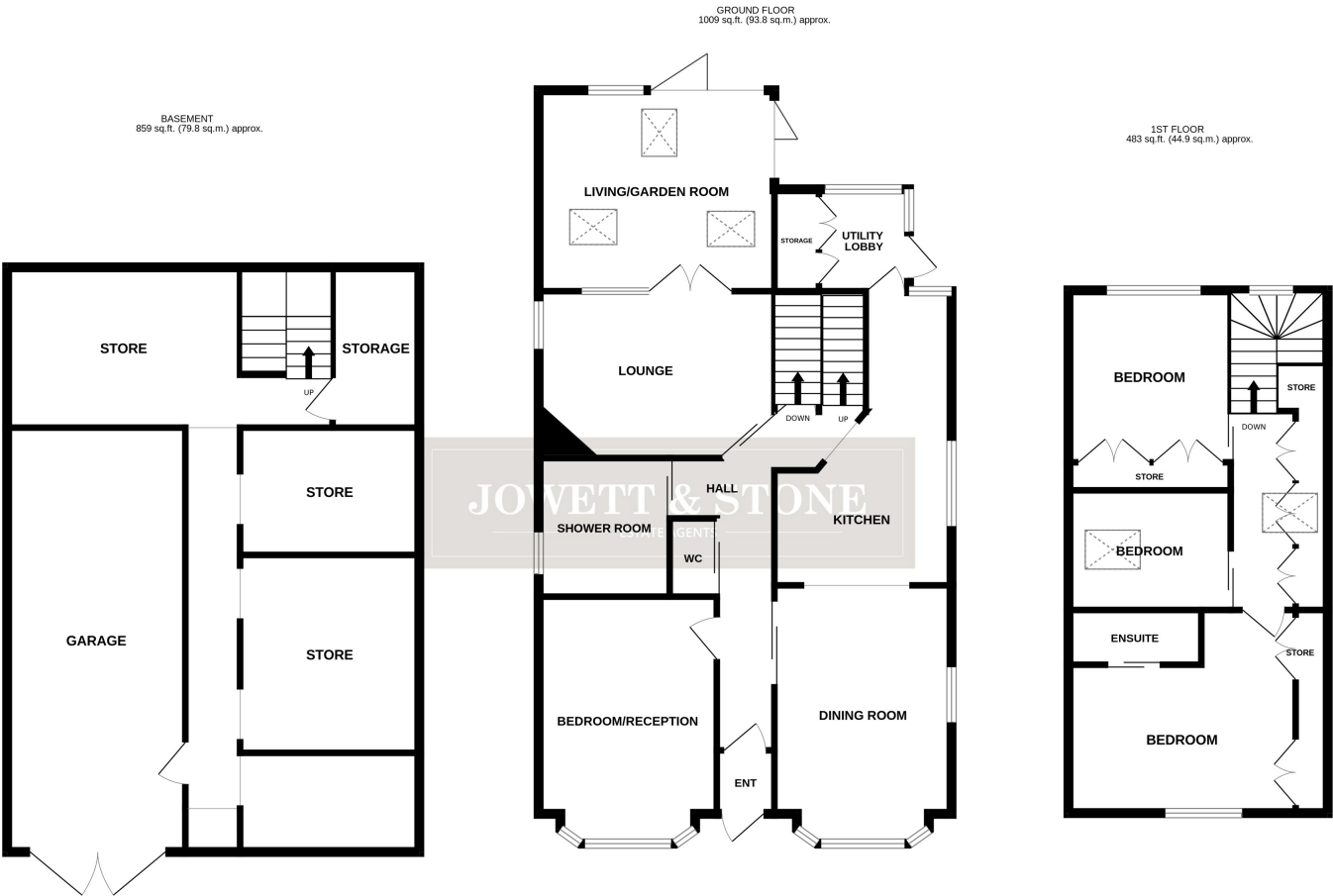
External

Rear Garden



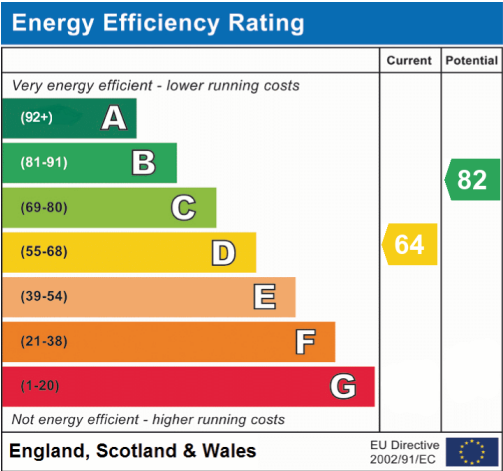
FLOORPLAN & EPC

JOWETT & STONE
ESTATE AGENTS



TOTAL FLOOR AREA : 2352 sq.ft. (218.5 sq.m.) approx.

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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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