

FLOOR PLAN

DIMENSIONS

Entrance Hall

Downstairs Cloakroom
5'08 x 3'05 (1.73m x 1.04m)

Lounge
19'09 x 13'02 (6.02m x 4.01m)

Dining Kitchen
11'09 x 16'05 (3.58m x 5.00m)

Landing

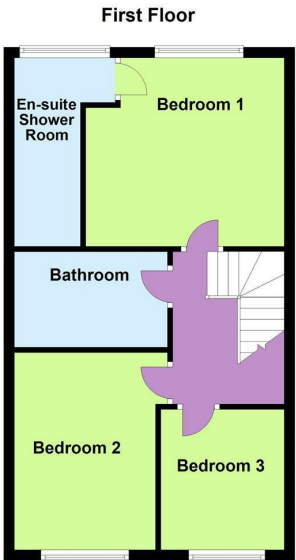
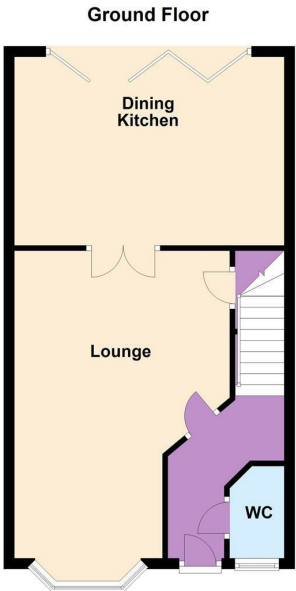
Bedroom One
11'09 x 12'03 (3.58m x 3.73m)

En Suite
11'09 x 5'11 (3.58m x 1.80m)

Bedroom Two
12'04 x 8'08 (3.76m x 2.64m)

Bedroom Three
8'10 x 7'05 (2.69m x 2.26m)

Family Bathroom
5'11 x 9'02 (1.80m x 2.79m)



OVERVIEW

- Stunning & Spacious New Build Family Home
- Sought After Location
- Entrance Hall & Downstairs Cloakroom
- Lounge With Bay Window
- Modern & Tasteful Dining Kitchen
- Three Bedrooms
- Family Bathroom & En Suite to Master
- Driveway & Enclosed Landscaped Garden
- Viewing Highly Recommended
- EER Rating - tbc

LOCATION LOCATION....

Situated close to Aylestone perfect for anyone wanting to be near the City Centre but without the hustle and bustle. This area is fantastic for motorway links and nearby you will find the Fosse Retail Park as well as popular Supermarkets and Grove Triangle. A short walk away you will find Aylestone Meadows Local Nature Reserve which is Leicester's largest nature reserve situated on the River Soar and River Biam along with several locks of the Grand Union Canal.



THE INSIDE STORY

Stunning, spacious and finished to a very high standard this beautiful family home is offered for sale with no onward chain and really must be viewed internally to fully appreciate all it has to offer. Through the front door into the entrance hall you will find stairs leading up to the first floor and doors into the downstairs rooms. The lounge is a fabulous size, has a bay window to the front aspect creating a light and airy feel and is the perfect room for relaxing. Be the envy of friends and family with the family dining kitchen, this social space really is the hub of the home, a place where you can cook, eat, entertain and spend time as a family with absolute ease. The kitchen is fitted with gloss finish grey wall and base cabinets with rose gold handles and has a matching island. Integrated appliances include washing machine, dishwasher, fridge freezer and oven and hob with extractor over. With bi folds across the back you can really open up this room through the summer months and create the feeling of bringing the outside inside. Taking the stairs to the first floor you will find three very good sized bedrooms all beautifully finished. The en suite to master is fitted with a low level wc, wash hand basin and shower cubicle. The family bathroom has a modern white three piece suite comprising of low level wc, wash hand basin and bath with shower over. Externally to the front is a driveway providing off road parking and to the rear the garden is landscaped and enclosed with a lawn area and lovely raised patio perfect for al fresco dining through the summer. Viewing is a must on this home.

