

FLOOR PLAN

DIMENSIONS

Entrance Hall

Kitchen

12'10 x 6'11 (3.91m x 2.11m)

Lounge

18'6 x 14'4 (5.64m x 4.37m)

Downstairs WC

Bedroom One

16'7 x 11'00 (5.05m x 3.35m)

En-suite

Bedroom Two

14'4 x 10'08 (4.37m x 3.25m)

Bedroom Three

13'4 x 8'9 (4.06m x 2.67m)

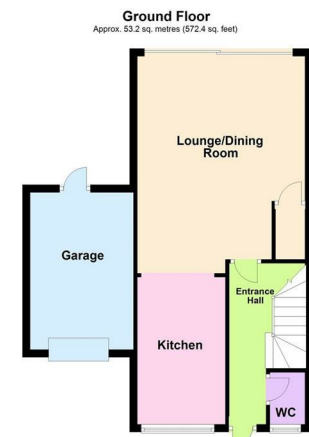
Bedroom Four

11'1 x 7'71 (3.38m x 2.31m'0.30m)

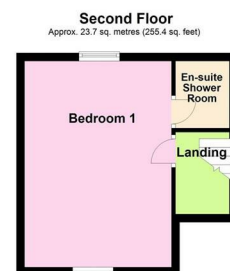
Bathroom

7'0 x 6'8 (2.13m x 2.03m)

Garage



Total area: approx. 122.9 sq. metres (1322.5 sq. feet)



1 The Firs, Aylestone, Leicestershire, LE2 8PU

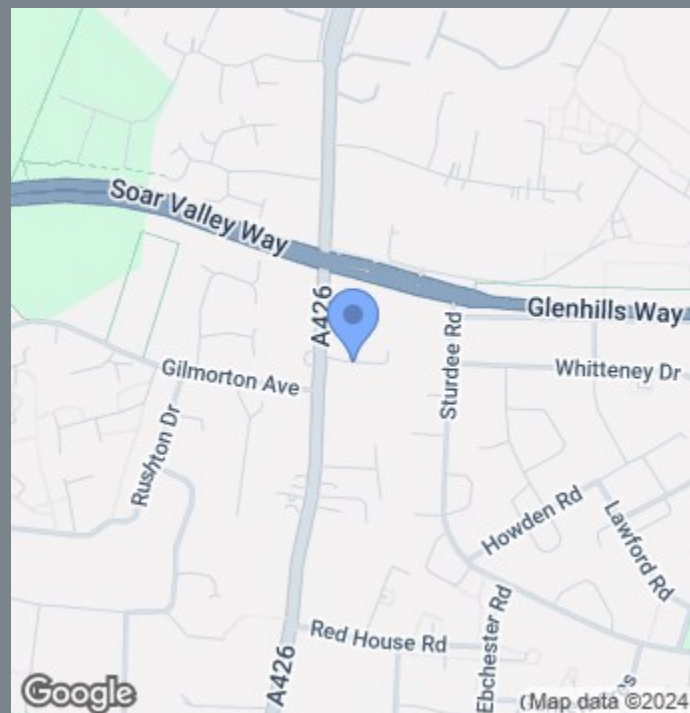
Offers Over £350,000

OVERVIEW

- Secure Gated Entrance
- Four Double Bedrooms
- En-suite & Family Bathroom
- Perfect Family Home
- Exclusive & Private Cul-De-Sac
- Access To Main Motorway Links
- No Onward Chain
- Freehold Property
- Council Tax Band - E
- EPC Rating - B

LOCATION LOCATION....

Aylestone is perfect for anyone wanting to be near the City Centre but without the hustle and bustle. Aylestone is close to surrounding motor ways and Fosse shopping park. Aylestone has everything to offer with a wide range of shops, supermarkets, takeaways, restaurant's and pubs. For all the fitness fanatic's there is a fully equipped gym with swimming pool, sauna, squash courts and tennis courts and just across the road an all-weather football pitch. The King Power stadium home to Leicester City Football Club is only a short drive away as is the Tigers rugby club. Aylestone is also home to the Leicestershire County Cricket Club. Aylestone has many schools for all ages including an all-boys secondary school and an all-girls secondary school and being a short bus drive away from the City Centre it is also convenient for anyone attending University or College.



THE INSIDE STORY

Immaculate, spacious, detached family home nestled at the top of a private drive with versatile living throughout, is offered for sale in show home condition & must be viewed internally to truly appreciate all this home has to offer. Tastefully decorated throughout you begin in the entrance hall which has doors to the downstairs rooms & stairs to the first floor. The downstairs cloakroom is fitted with a low level wc & wash hand basin. The heart of this home is the fabulous living family kitchen which is just a wonderful space for socialising, entertaining & family time. The kitchen is fitted with a range of contemporary style base & wall units with work surfaces over, integrated Bosch double oven, fridge and freezer, integral dishwasher, induction hob with canopy extractor fan over, pan drawers under. The dining area has room for a table & chairs, perfect for family meals & entertaining. The lounge area is the ideal space for relaxing with bi-fold doors giving views over the garden.

To the first floor are three good sized bedrooms and a family bathroom. The bathroom is fitted with a bath, low flush wc, wall mounted sink. To the second floor you have the main bedroom with the en-suite shower room and fitted wardrobes. Externally, the drive provides ample parking, the garage has a electric door power & lighting & to the rear the garden is landscaped & has a patio perfect for outside dining in the warmer months. USE LE2 8PU to find.

