

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge

16'6 into bay x 10'02 (5.03m into bay x 3.10m)

Dining Kitchen

10' x 13'5 (3.05m x 4.09m)

Landing

Bedroom One

11'02 x 10'02 max measurements
(3.40m x 3.10m max measurements)

En Suite

3'7 x 7'2 (1.09m x 2.18m)

Bedroom Two

10'6 x 7'1 (3.20m x 2.16m)

Walk In Wardrobe

5'5 x 5'03 (1.65m x 1.60m)

Bedroom Three

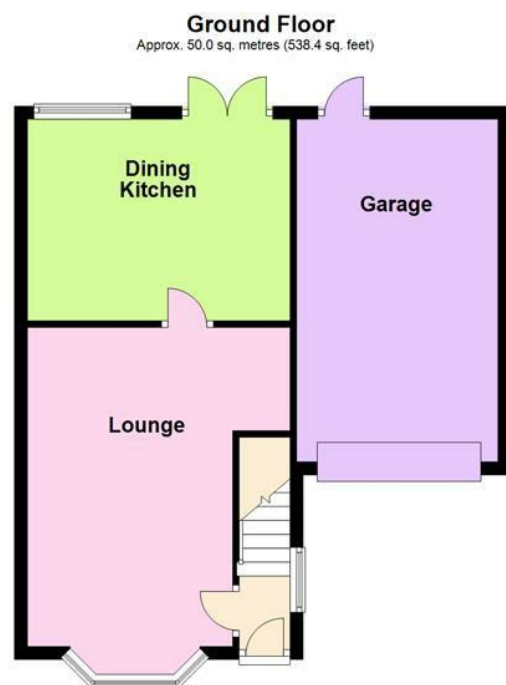
8'6 x 9'9 max measurements (2.59m x 2.97m max measurements)

Family Shower Room

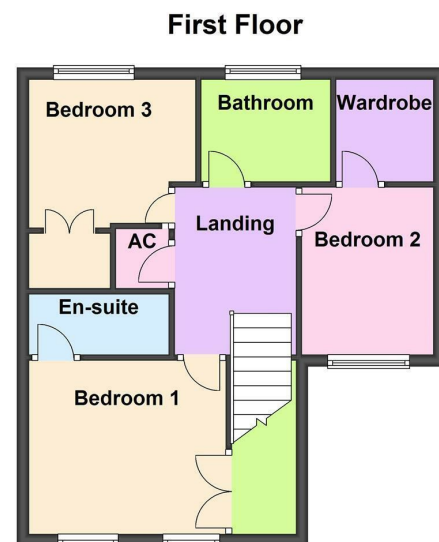
5'5 x 7' (1.65m x 2.13m)

Loft Room

7'7 x 13'9 (2.31m x 4.19m)



Total area: approx. 50.0 sq. metres (538.4 sq. feet)



18 Paget Street, Aylestone, Leicester, LE2 8SP

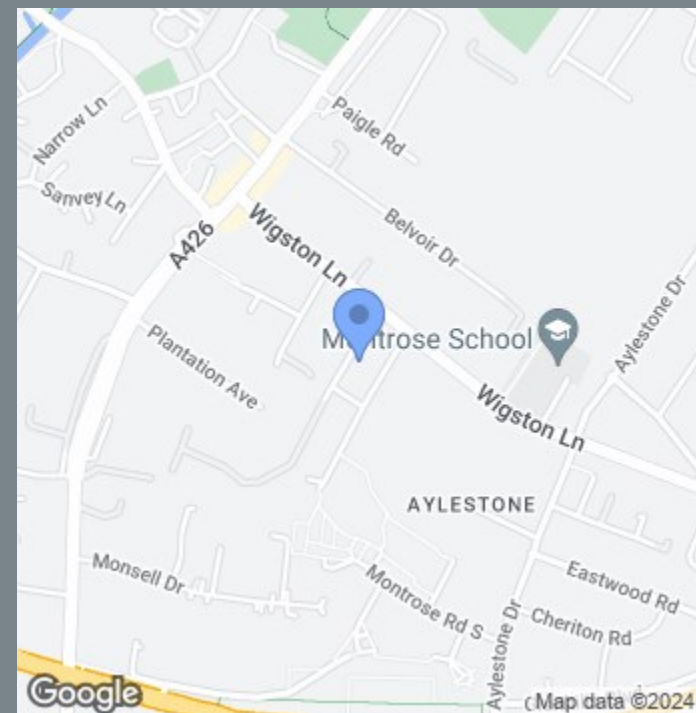
£250,000

OVERVIEW

- Beautiful Townhouse
- Village Location
- Entrance Hall
- Lounge & Dining Kitchen
- Three Good Sized Bedrooms
- En Suite, Walk In Wardrobe & Family Shower Room
- Driveway & Garage
- Enclosed Landscaped Garden
- EER Rating - C, Freehold
- Council Tax Band - C

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, restaurants and pubs. For all the fitness fanatics there is a fully equipped gym with swimming pool, sauna, squash courts and tennis courts and 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-girls secondary school and being a short bus drive away from the City Centre it is also convenient for anyone attending University or College or commuting via train. Aylestone Meadows forms the southern end of the Leicester riverside that stretches through the heart of the city to Watermead Country Park in the north. They are home to a variety of wildlife and is Leicester's largest local nature reserve. Aylestone boasts a really beautiful example of the grand union canal and this part of our Leicester Section follows the canal via lovely countryside right into the heart of Leicester City.



THE INSIDE STORY

Nestled in a picturesque village setting, this stunning townhouse exudes elegance and charm, boasting exquisite finishes throughout that elevate its appeal. The lounge, adorned with a bay window and a captivating wall mounted feature fireplace, creates a cosy retreat for relaxation and gatherings, offering a perfect blend of style and comfort. The dining kitchen is a focal point of the home, featuring French doors that open into the garden, seamlessly merging indoor and outdoor living spaces. This inviting area is ideal for culinary adventures and dining experiences, promising a perfect setting for everyday meals and entertaining guests. Upstairs, three generous bedrooms await, each offering a tranquil haven for rest and relaxation. The primary bedroom boasts an ensuite for added luxury, while the second bedroom features a walk-in wardrobe, adding both style and functionality to the space. A modern family shower room completes the upper level, providing a sleek and stylish sanctuary for daily routines. Outside, the property impresses with a driveway and garage for convenient parking and storage. The enclosed landscaped garden, designed for low maintenance, offers a private oasis for outdoor enjoyment and relaxation, promising a serene retreat in the heart of the village.

