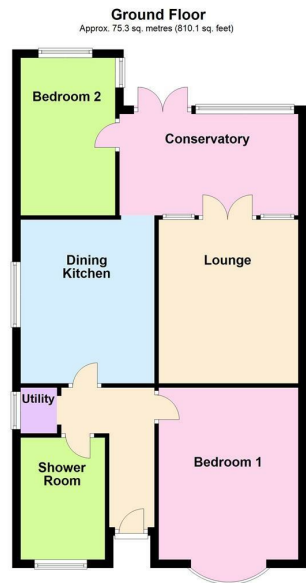
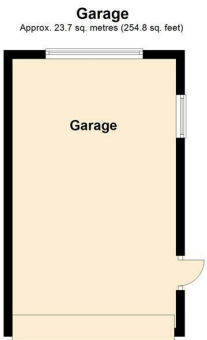


FLOOR PLAN

DIMENSIONS

- Entrance Hall**
- Lounge**  
13' x 11'05 (3.96m x 3.48m)
- Dining Kitchen**  
13' x 11'01 (3.96m x 3.38m)
- Conservatory**  
8'01 x 14'03 (2.46m x 4.34m)
- Bedroom One**  
15'11 x 11'05 (4.85m x 3.48m)
- Bedroom Two**  
12'08 x 6'04 (3.86m x 1.93m)
- Shower Room**  
7'11 x 8' (2.41m x 2.44m)
- Garage**  
12'08 x 6'04 (3.86m x 1.93m)



Total area: approx. 98.9 sq. metres (1064.9 sq. feet)



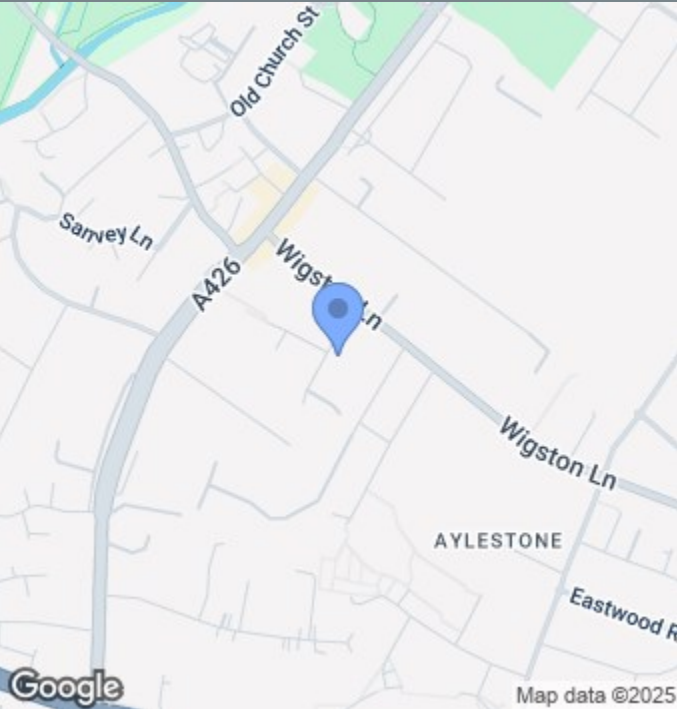


# OVERVIEW

- Beautiful Detached Two Bedroom Bungalow
- Potential To Extend Subject to Planning Permission
- Entrance Hall & Utility
- Dining Kitchen
- Lounge & Conservatory
- Two Bedrooms & Shower Room
- Driveway & Detached Garage
- Front & Extensive Rear Garden
- EER Rating -D, 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

*ONE LEVEL LIVING - Nestled in a charming village and presented with the added convenience of no onward chain, this stunning detached bungalow offers a serene and stylish lifestyle. Suitable for any family looking for amazing accommodation with plenty of scope to extend or go up into the loft space. Through the entrance hall into the modern dining kitchen, a space that seamlessly blends functionality with contemporary design, perfect for both casual dining and entertaining. The utility offers practicality, to this home. The lounge is a haven of warmth and character, anchored by a brick feature fireplace that adds a touch of rustic charm, creating a cosy yet inviting atmosphere. The conservatory provides a tranquil spot to enjoy the garden views and a seamless transition to the outdoors. Boasts two comfortable bedrooms, with the bedroom one featuring a bay window, fitted wardrobes, offering both aesthetic appeal and practical storage solutions. Bedroom two is equally inviting, with dual aspect windows that flood the room with light and offer picturesque views of the garden. The shower room has been tastefully updated, providing a modern and refreshing space for daily routines. Outside, the front garden and driveway add to the property's kerb appeal, offering a welcoming approach and convenient parking. The detached garage, complete with power and lighting, provides additional storage and potential for a workshop or studio. The enclosed, well-established garden is a true delight, offering a good-sized outdoor space that is perfect for relaxation and entertainment. The patio area is ideal for al fresco dining and soaking up the peaceful village atmosphere. In summary, this detached bungalow in a lovely village setting offers a harmonious blend of modern comforts and traditional charm. With its thoughtful layout, serene outdoor spaces, and the advantage of no onward chain, this property presents an ideal opportunity for those seeking a peaceful and stylish retreat*

