

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge
16'03 x 11'04 (4.95m x 3.45m)

Kitchen
9'01 x 7'01 (2.77m x 2.16m)

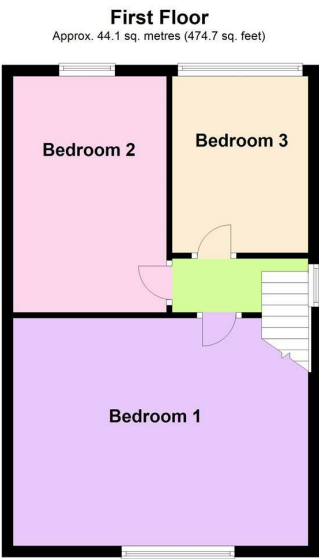
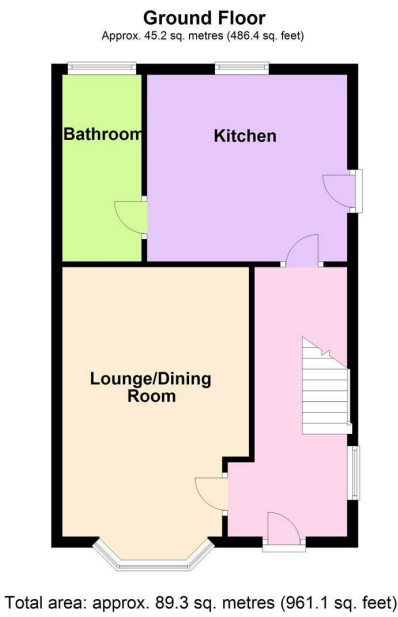
Shower Room
7'11 x 4'10 (2.41m x 1.47m)

Landing

Bedroom One
14'02 max x 11'08 (4.32m max x 3.56m)

Bedroom Two
9'08 x 8'05 (2.95m x 2.57m)

Nursery/Home Office
6'08 x 5'8 (2.03m x 1.73m)

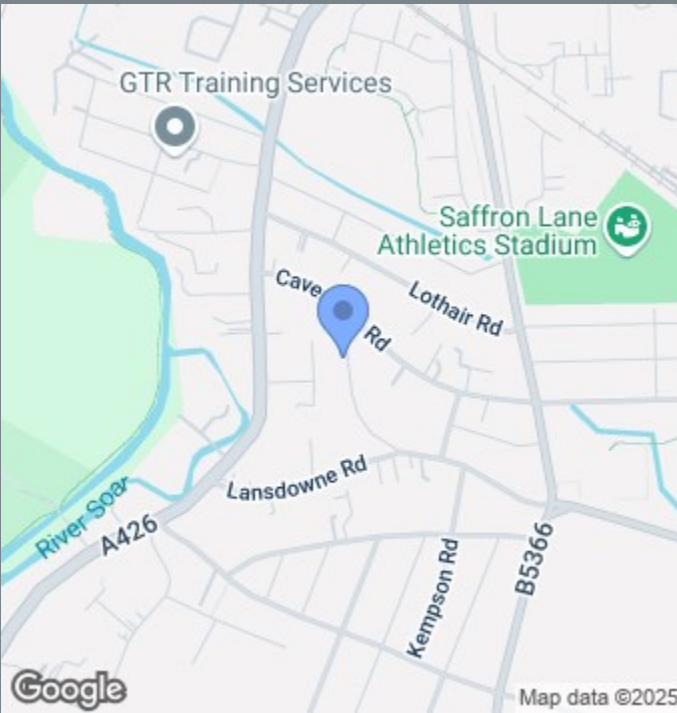


OVERVIEW

- Lovely Home With No Onward Chain
- Spacious Lounge
- Fitted Kitchen
- Downstairs Shower Room
- Two Bedrooms
- Beautiful Rear Garden
- Sought After Location
- Ideal First Time Or Investment Buy
- Council Tax Band - A
- EER Rating - E, Freehold

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 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-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

Welcome to this charming townhouse, nestled in a highly desirable location that offers both convenience and community. With the added advantage of no onward chain, this property presents an ideal opportunity for those seeking a seamless move. As you step inside, the welcoming hall sets the tone for the inviting atmosphere that continues throughout the home. The tastefully decorated lounge is a haven of relaxation, with its thoughtful design and comfortable layout that's perfect for unwinding or entertaining. The kitchen, is both stylish and practical. Equipped with a pantry, it offers ample storage and workspace, making it a delight for culinary pursuits. The downstairs shower room adds an extra touch of convenience, ensuring that everyday living is effortless. Ascending to the landing, you'll find three bedrooms that are bathed in natural light, each offering a peaceful retreat at the end of the day. Whether it's a cosy nook or a spacious haven, each room has its own unique charm. The enclosed rear garden is a true gem, providing a private outdoor space that's perfect for al fresco dining or simply enjoying the fresh air. With decking, it's an ideal spot for entertaining guests or spending quiet moments in solitude.

