

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge  
14' x 11'11 (4.27m x 3.63m)

Bedroom Four/Sitting Room  
14' x 11'10 (4.27m x 3.61m)

Bedroom Five/Home Office  
6'4 x 11'11 (1.93m x 3.63m)

Family Living Kitchen  
11'3 x 29'4 (3.43m x 8.94m)

Downstairs Cloakroom

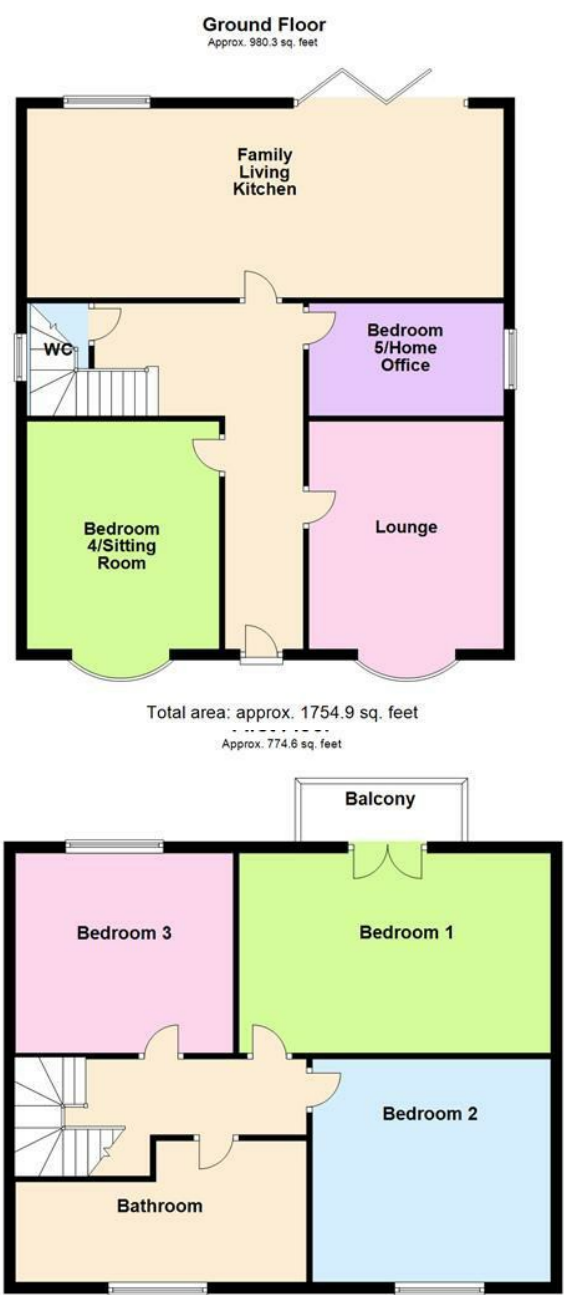
Landing

Bedroom One  
11'4 x 17'1 (3.45m x 5.21m)

Bedroom Two  
14' x 13'7 (4.27m x 4.14m)

Bedroom Three  
11'4 x 12'6 (3.45m x 3.81m)

Family Bathroom  
6'10 x 16'1 (2.08m x 4.90m)



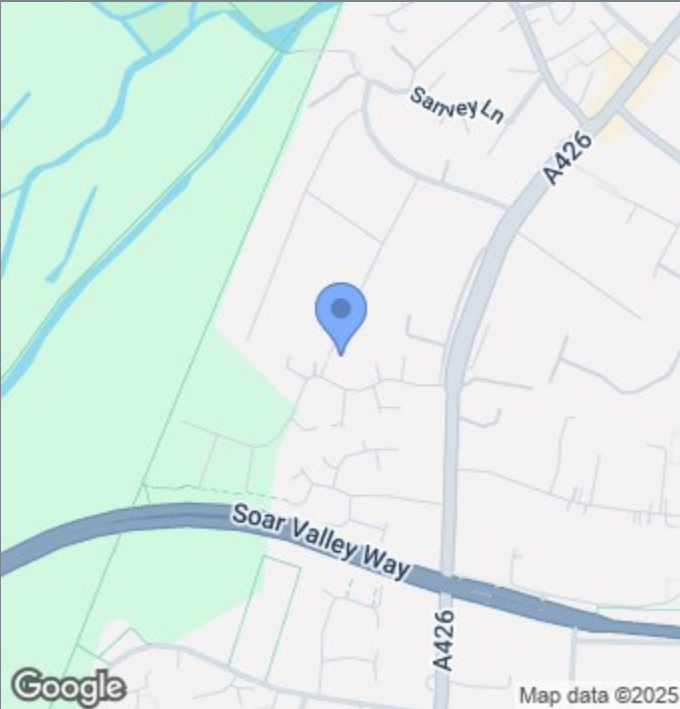


# OVERVIEW

- Stunning, Spacious Family Home
- Beautiful Village Location
- Entrance Hall & Lounge
- Family Living Kitchen
- Downstairs Cloakroom
- Five Bedrooms & Family Bathroom
- Driveway & Detached Garage
- Enclosed Rear Garden
- EER Rating - D, Freehold
- Council Tax Band - C

# LOCATION LOCATION....

Old Aylestone Village is a quaint & historic enclave located in Leicester, offering a captivating glimpse into the past with its rich heritage & picturesque charm. Situated at the junction of the River Soar & the Grand Union Canal, this area is a hidden gem, known for its period cottages & peaceful waterways that are tucked away from the hustle & bustle of modern life. The village is steeped in history, with St. Andrew's Church dating back to the 13th century, adding to the area's historical significance. The area's proximity to the river & canal adds to its appeal, providing scenic views & a tranquil setting that is perfect for leisurely walks & picnics. Aylestone is close to surrounding motor ways & Fosse Shopping Park & has everything to offer with a wide range of shops, supermarkets, takeaways, restaurants & pubs. Old Aylestone Village is more than just a place, it's a living museum that encapsulates the essence of Leicester's past. With its well-preserved architecture, rich history & community spirit, it stands as a testament to the enduring appeal of traditional English villages.



# THE INSIDE STORY

Nestled in an enviable position within a charming village, this stunning family home offers a perfect blend of elegance, comfort & functionality. The property boasts an impressive entrance hall that sets the tone for the rest of the house, leading seamlessly into the spacious lounge. The lounge is a haven of relaxation, with dual aspect windows that flood the room with natural light & offer picturesque views of the surrounding area. At the heart of the home is the family living kitchen, a true focal point that is both functional & inviting. The kitchen features shaker-style units, solid wood work surfaces, & a Belfast sink, exuding a timeless charm. The integrated appliances, including a dishwasher, eye-level oven, microwave & hob, provide convenience & efficiency for the home chef. The breakfast bar is ideal for casual dining, while the dining area, with its bifold doors, opens up the whole room to the rear garden, creating a seamless indoor-outdoor living experience. On the ground floor, there are two versatile rooms that offer flexibility to suit the evolving needs of any family. The first of these rooms can serve as either a cosy sitting room or a convenient fourth bedroom, providing a peaceful retreat or an additional space for guests. The second room is equally versatile, functioning as either a fifth bedroom or a dedicated home office, catering to those who work from home or require a quiet study area. Ascending to the first floor, the landing leads to three immaculate double bedrooms, each offering a sanctuary of comfort & space. The primary bedroom is particularly noteworthy, with its Juliette balcony that provides a tranquil spot to enjoy the morning sun or evening breeze. Outside, the property continues to impress with a driveway leading to a detached garage. The rear garden is a great size with a lawn & patio area, perfect for outdoor dining & entertaining. It is a peaceful retreat, with space for children to play or for adults to relax and unwind.

