

FLOOR PLAN

DIMENSIONS

Entrance Porch

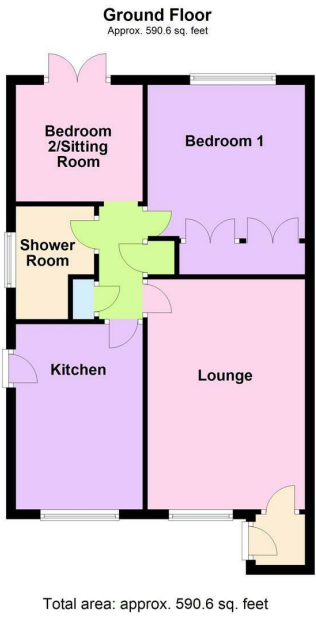
Lounge
15'07 x 10'11 (4.75m x 3.33m)

Kitchen
12'08 x 8'08 (3.86m x 2.64m)

Bedroom One
10'11 (3.33m)

Bedroom Two
7'09 x 8'09 (2.36m x 2.67m)

Shower Room
7'02 x 3'08 (2.18m x 1.12m)

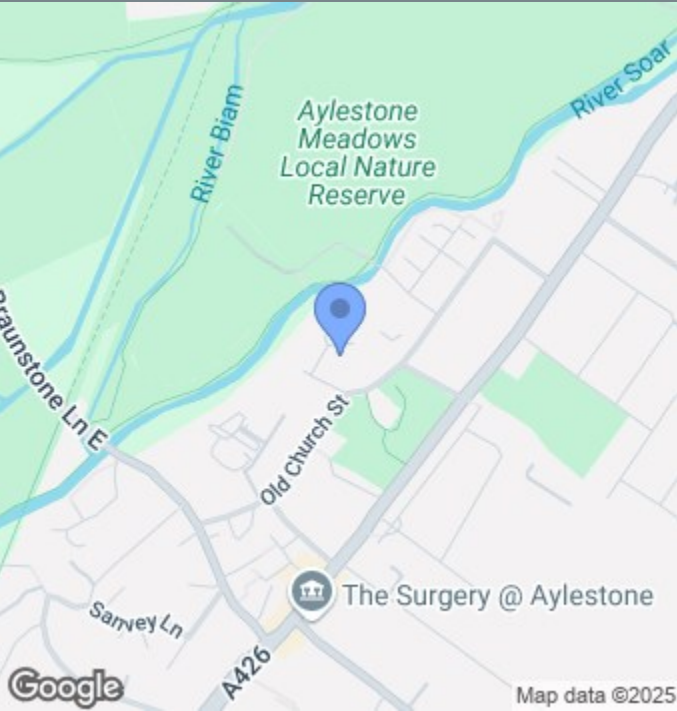


OVERVIEW

- Beautiful Bungalow In Sought After Village
- Cul De Sac Location
- No Onward Chain
- Lounge & Kitchen
- Two BEDrooms
- Newly Fitted Shower Room
- Driveway & Garage
- Front & Rear Gardens
- EER Rating - tbc, Freehold
- Council Tax Band - B

LOCATION LOCATION....

Nestled in the heart of Leicester, Aylestone is a charming and vibrant community that seamlessly blends historical allure with modern convenience. This delightful area is a haven for those seeking a tranquil yet lively place to call home. Aylestone's rich tapestry of history is woven into its very fabric, with Aylestone Hall Gardens serving as a testament to its storied past. These enchanting gardens are a verdant oasis, offering a serene escape where one can meander through beautifully landscaped paths, admire the array of flora, and soak in the peaceful ambiance. Just a stone's throw away, Aylestone Meadows unfurls its lush expanse, inviting residents and visitors alike to indulge in the great outdoors. Whether it's a leisurely stroll, a family picnic, or an energetic game of football, the meadows cater to every whim and fancy. The natural beauty of Aylestone is complemented by its well-regarded schools, which are dedicated to nurturing young minds and fostering a love for learning. These institutions are not just centers of education but also hubs of community, bringing together families and fostering a sense of belonging. For those who appreciate the finer things in life, Aylestone's proximity to Fosse Park is a boon. This premier shopping and leisure destination offers an array of high-street and designer brands, alongside a variety of dining options and entertainment facilities. Whether it's a day of retail therapy, a catch-up over coffee, or a movie night, Fosse Park has something for everyone.



THE INSIDE STORY

This charming bungalow is nestled at the pinnacle of a serene cul-de-sac in a sought-after village, offering a tranquil retreat with all the conveniences of village life at your doorstep. The property is accessed through an inviting entrance porch, leading you into a cozy lounge where natural light streams in, creating a warm and welcoming ambiance. The heart of the home is the kitchen, thoughtfully designed to cater to the needs of modern living, with ample storage and workspace. The versatile bedroom two, can be effortlessly repurposed as a sitting room or dining room, catering to your lifestyle preferences. This room features French doors that open onto the garden, seamlessly blending indoor and outdoor living. The master bedroom is a peaceful haven, designed for comfort and relaxation. The newly fitted shower room is a testament to the property's commitment to quality and convenience, with contemporary fixtures and fittings. Outside, the driveway leads to a single garage, providing secure parking and additional storage. The lovingly maintained front and rear gardens are a gardener's delight, with the rear garden featuring a patio area perfect for al fresco dining and relaxation, bordered by beautifully maintained flower beds that burst into color with the changing seasons.

