

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge
11'6 x 11'1 (3.51m x 3.38m)

Dining Area
11' x 8'5 (3.35m x 2.57m)

Kitchen
11' x 6 (3.35m x 1.83m)

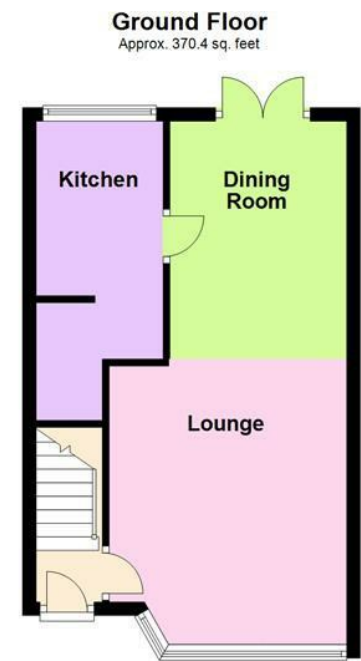
Landing

Bedroom One
13'11 x 9' (4.24m x 2.74m)

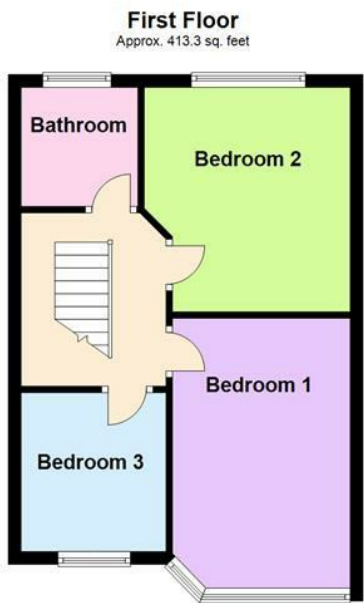
Bedroom Two
11'02 x 10'01 (335.89m x 3.07m)

Bedroom Three
7'10 x 7'07 (2.39m x 2.31m)

Bathroom
5'07 x 5' (1.70m x 1.52m)



Total area: approx. 783.7 sq. feet

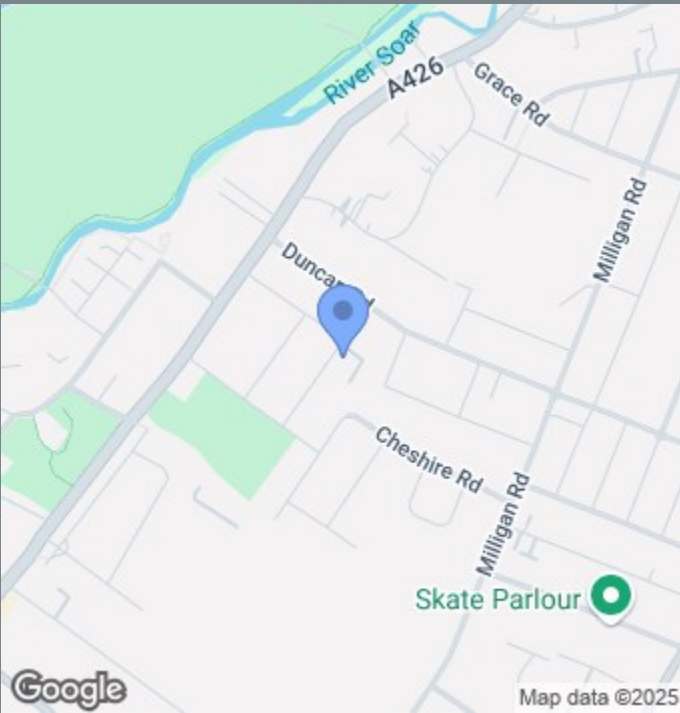


OVERVIEW

- Beautiful Family Home
- Popular Location
- Entrance Hall & Kitchen
- Lounge & Dining Area
- Three Bedrooms
- Family Bathroom
- Front & Rear Gardens
- Viewing Essential
- EER Rating - D, Freehold
- Council Tax Band -

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

This beautiful townhouse is a true gem, nestled in a fabulous location that offers both convenience and charm. As you step inside, you are greeted by an inviting entrance hall that sets the tone for the rest of the home. The spacious lounge boasts a bay window that floods the room with natural light, creating a warm and welcoming space. A feature fireplace adds a touch of elegance and character, making it the perfect spot for relaxation or entertaining. The dining area is equally impressive, with French doors that open out onto the garden, seamlessly blending indoor and outdoor living. The fitted kitchen is well-equipped and thoughtfully designed, providing ample space for meal preparation and storage. Upstairs, the landing leads to three generously sized bedrooms, each offering a peaceful retreat. The master bedroom features a bay window and an original wall-mounted fire, preserving the home's historic charm. The bathroom is modern and functional, with a three-piece suite and a shower over the bath, catering to the needs of the whole family. Outside, the well-maintained front garden provides a pleasant first impression, while the beautiful rear garden is a true oasis. With a patio area for al fresco dining, a lush lawn, a shed for additional storage and an outside WC. It is the ideal space for outdoor entertaining and relaxation. Viewing this townhouse is a must to fully appreciate its beauty and the attention to detail that makes it a wonderful place to call home.

