

FLOOR PLAN

DIMENSIONS

Entrance Hall

12 10 x 6'01 (3.66m 3.05m x 1.85m)

Living Room

12'07 x 11'10 (3.84m x 3.61m)

Lounge

12'06 x 11'11 (3.81m x 3.63m)

Kitchen

8'10 x 11'10 (2.69m x 3.61m)

Dining Area

7'11 x 10'06 (2.41m x 3.20m)

Landing

Bedroom One

12'10 x 11'10 (3.91m x 3.61m)

Bedroom Two

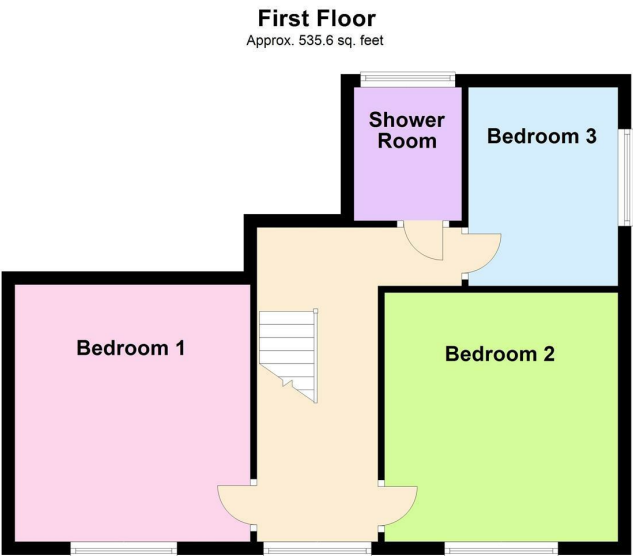
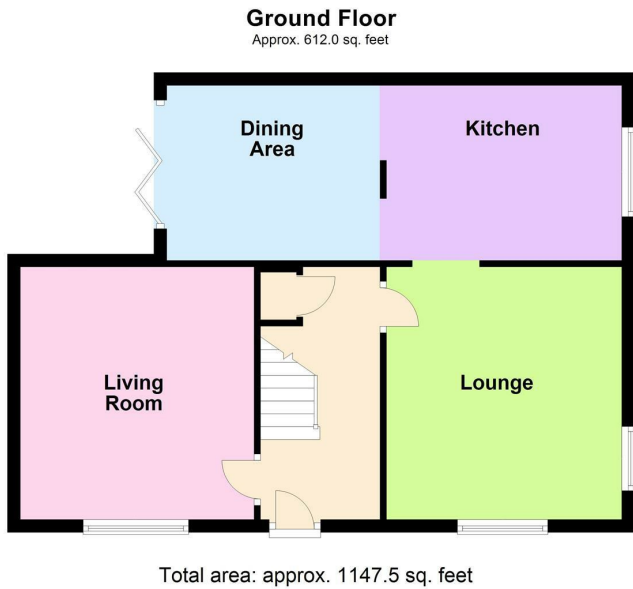
12' x 11'10 (3.66m x 3.61m)

Bedroom Three

9'10 x 6'06 (3.00m x 1.98m)

Shower Room

5'05 x 5'05 (1.65m x 1.65m)



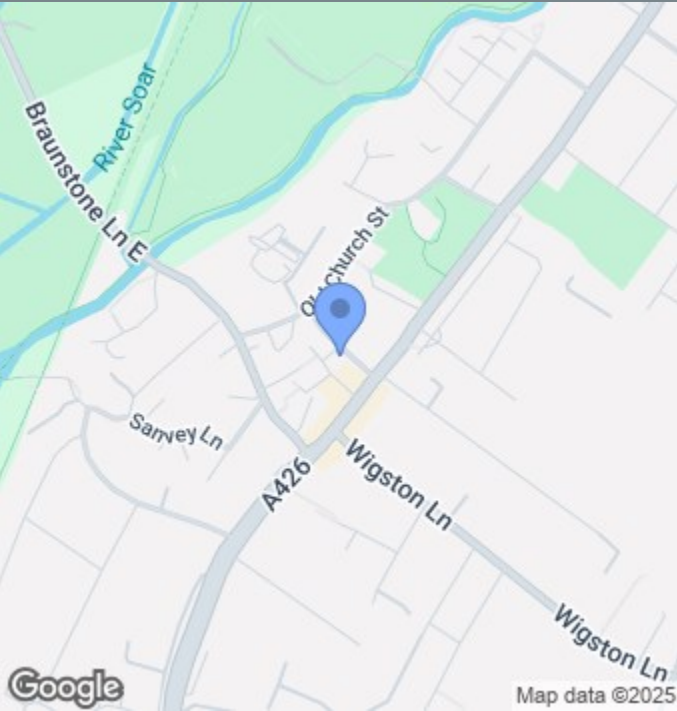


# OVERVIEW

- Stunning, Detached Period Home
- Fabulous Village Location
- Entrance Hall
- Lounge & Living Room
- Beautiful Dining Kitchen
- Three Bedrooms
- Modern Shower Room
- Cottage Style Garden
- Viewing Is A Must
- EER Rating -D, freehold, Tax Band - A

# 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

Welcome to Dodbeck House, a truly enchanting & unique family home that stands as a testament to timeless charm & character. This wonderful, detached residence, dating back to 1899, offers a perfect blend of historical elegance & modern comfort. As you step through the entrance, you are greeted by the warmth & character of the entrance hall, setting the stage for the delightful spaces that lie within. The living room, with its cosy log burner, is an inviting retreat, perfect for unwinding on chilly evenings. The lounge boasts dual aspect windows that flood the space with natural light & a feature fireplace that adds a touch of grandeur. The heart of the home is the beautiful kitchen, a culinary enthusiast's dream. Featuring solid wood work surfaces, an inset sink, & ample room for a range-style cooker, this kitchen is both functional & stylish. An opening leads into the dining area, which comfortably accommodates a table & chairs. Bi-fold doors open up the entire end of the room, creating a seamless connection to the outdoors & filling the space with light and fresh air. Upstairs, the landing leads to three beautifully decorated bedrooms, each offering a peaceful sanctuary for rest & relaxation. The modern shower room is a true highlight, designed with contemporary flair & offering a refreshing start to each day. Outside, the courtyard cottage-style garden is a delightful retreat, featuring lovely seating areas perfect for enjoying a morning coffee or an evening glass of wine. A brick-built shed provides additional storage space, adding to the practicality of this charming home. Dodbeck House is a rare find, offering a unique blend of historical charm & modern amenities. This home is sure to captivate those who appreciate character & style, making it an ideal haven for families seeking a truly special place to call home.

