

FLOOR PLAN

DIMENSIONS

Entrance Hall

11'04 x 6'05 (3.45m x 1.96m)

Lounge

22'09 x 11'05 (6.93m x 3.48m)

Family Living Kitchen

20' x 17' max (6.10m x 5.18m max)

Utility

Downstairs Cloakroom

2'10 x 5'11 (0.86m x 1.80m)

Landing

Bedroom One

12'07 x 9'03 (3.84m x 2.82m)

En Suite

3'11 x 9'03 (1.19m x 2.82m)

Bedroom Two

12'11 x 9'03 (3.94m x 2.82m)

Bedroom Three

9'04 x 12'03 (2.84m x 3.73m)

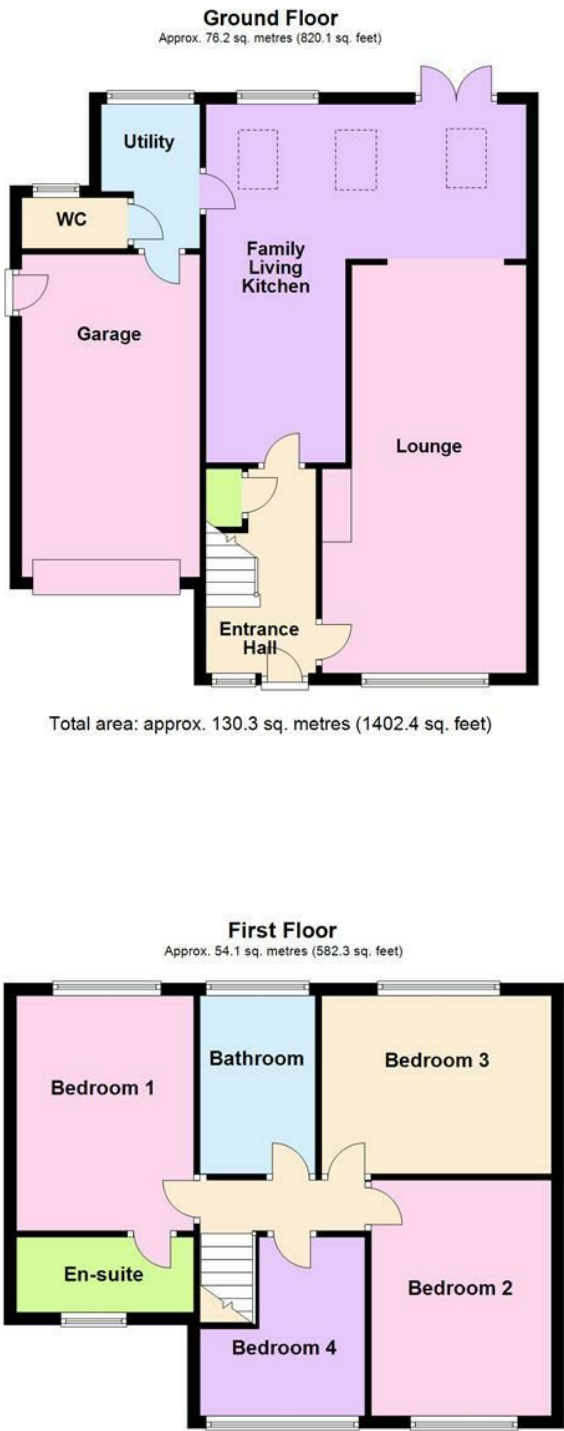
Bedroom Four

9'02 x 8'09 max (2.79m x 2.67m max)

Family Bathroom

Garage

17'03 x 10'01 (5.26m x 3.07m)



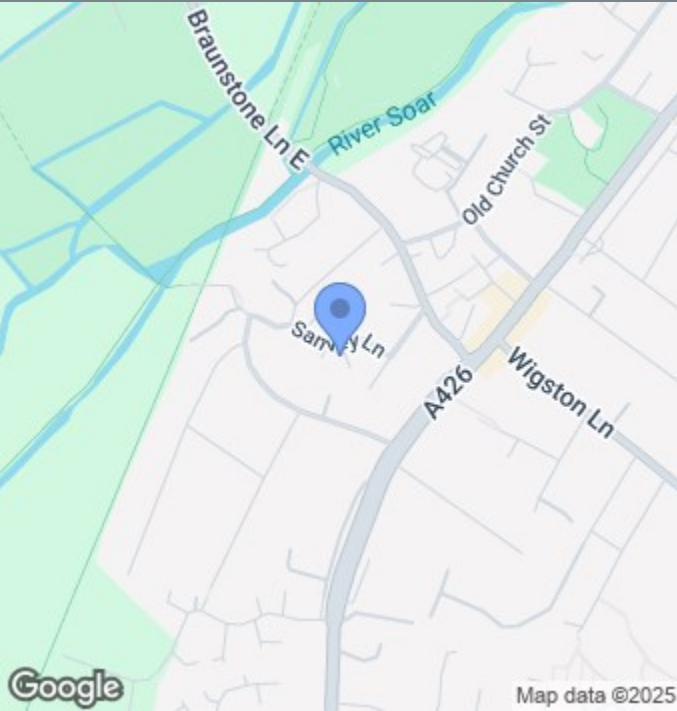


# OVERVIEW

- Beautiful Extended Family Home
- Fabulous Village Location
- Entrance Hall & Lounge
- Family Living Kitchen
- Utility & Downstairs Cloakroom
- Four Bedrooms
- En Suite & Family Bathroom
- Driveway & Garage
- Rear Garden With Two Storey Tree House
- EER - C, Freehold, Tax Band - B

# 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 plenty 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

*This stunning, extended family home is nestled in the heart of the charming old Aylestone village, offering a perfect blend of traditional charm and modern comfort. As you step through the front door, the welcoming entrance hall sets the tone with its warm and inviting atmosphere. The spacious lounge, with its large window to the front, floods the room with natural light and provides a picturesque view of the village. The cosy fireplace adds a touch of elegance and warmth, making it an ideal spot for relaxation and gatherings with loved ones. The heart of the home is the family living kitchen, where the beautiful solid wood floor and high-end finishes create a warm and inviting ambiance. The kitchen itself is a chef's dream, featuring a generous pantry, a ceramic sink and a range cooker, perfect for preparing family meals and entertaining guests. The dining area is brightened by skylights and French doors that open onto the garden, creating a seamless indoor-outdoor living experience. Whether you're enjoying a quiet breakfast or hosting a dinner party, this space is sure to impress. Convenience is key in this home, with a utility room and a downstairs cloakroom adding practicality to the layout. Upstairs, the landing leads to four generously sized bedrooms, each offering a peaceful retreat. The master bedroom is a true sanctuary, complete with an en suite shower room for added privacy and luxury. The family bathroom serves the other bedrooms, ensuring everyone has their own space to unwind. Outside, the property boasts a driveway and a garage, providing ample parking and storage. The garden is delightful, featuring a patio for al fresco dining, a lush lawn for outdoor activities, and a two-storey tree house that will capture the imagination of children and adults alike.*

