

FLOOR PLAN

DIMENSIONS

Porch

Entrance Hall  
13'04 x 5'11 (4.06m x 1.80m)

Lounge  
18' x 11'07 (5.49m x 3.53m)

Dining Kitchen  
9'02 x 17'11 (2.79m x 5.46m)

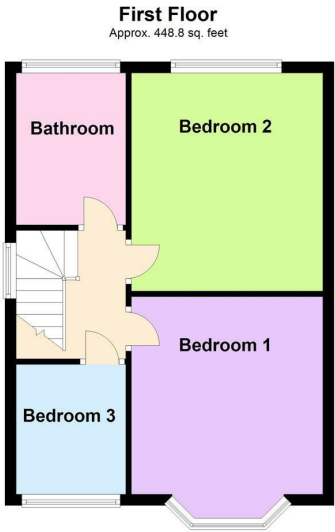
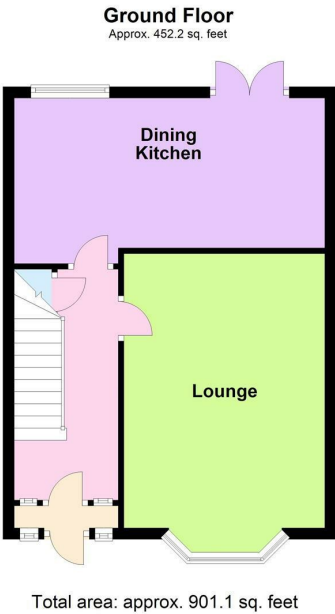
Landing

Bedroom One  
13'11 x 11'02 (4.24m x 3.40m)

Bedroom Two  
12'07 x 11'02 (3.84m x 3.40m)

Bedroom Three  
7'06 x 6'04 (2.29m x 1.93m)

Bathroom  
8'11 x 6'04 (2.72m x 1.93m)



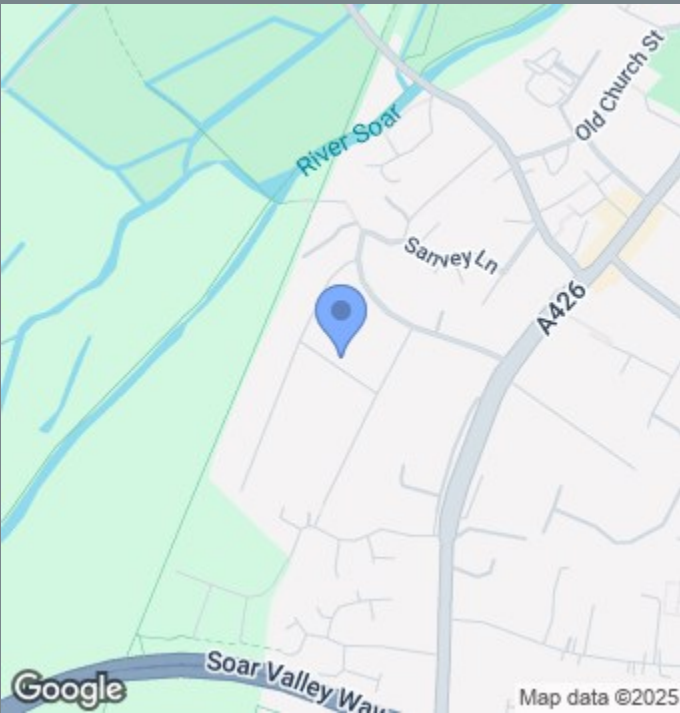


# OVERVIEW

- Stunning Family Home
- Desirable Village Location
- Porch & Entrance Hall
- Lounge With Log Burning Stove
- Dining Kitchen
- Three Bedrooms & Family Bathroom
- Driveway & Beautiful Garden With Summer House
- Viewing Is A Must
- EER Rating - D, Freehold
- Council 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 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 on a lovely road in a fabulous village, this charming bay-fronted family home offers a delightful mix of comfort and elegance. As you approach, you are greeted by a welcoming porch that leads into the entrance hall. The lounge is tastefully finished with a window to the front, providing ample natural light. The beautiful log burning stove adds a touch of warmth and character to the room, making it an ideal space to relax and unwind. The room is spacious enough to accommodate comfortable seating arrangements, perfect for family gatherings or quiet evenings by the fire. The dining kitchen is a true heart of the home, featuring ample shaker style wall and base units. The sink with a drainer and mixer tap makes washing up a breeze, the eye level double oven is perfect for the aspiring chef, and there is plenty of room for a table and chairs, making it an excellent space for family meals and entertaining. French doors open out into the garden, allowing for seamless indoor-outdoor living. The kitchen is well-equipped with modern appliances, ensuring that cooking and entertaining are a pleasure. Upstairs, the landing leads to three beautiful bedrooms, each offering a peaceful retreat. The master bedroom is particularly spacious and has a serene ambiance. The family bathroom is equipped with a four-piece suite, providing all the necessary comfort and is tastefully decorated, with modern fixtures and fittings that add a touch of luxury. Outside, the driveway to the front offers convenient parking. The well maintained garden is a delightful space with a patio, lawn, and a decked seating area at the bottom, perfect for enjoying the outdoors. Additionally, there is a summer house and a storage shed, adding extra utility to the property.

