

FLOOR PLAN

DIMENSIONS

Lounge

11'3 x 11'2 (3.43m x 3.40m)

Dining Room

11'8 x 11'2 (3.56m x 3.40m)

Kitchen

9'10 x 5'10 (3.00m x 1.78m)

Landing

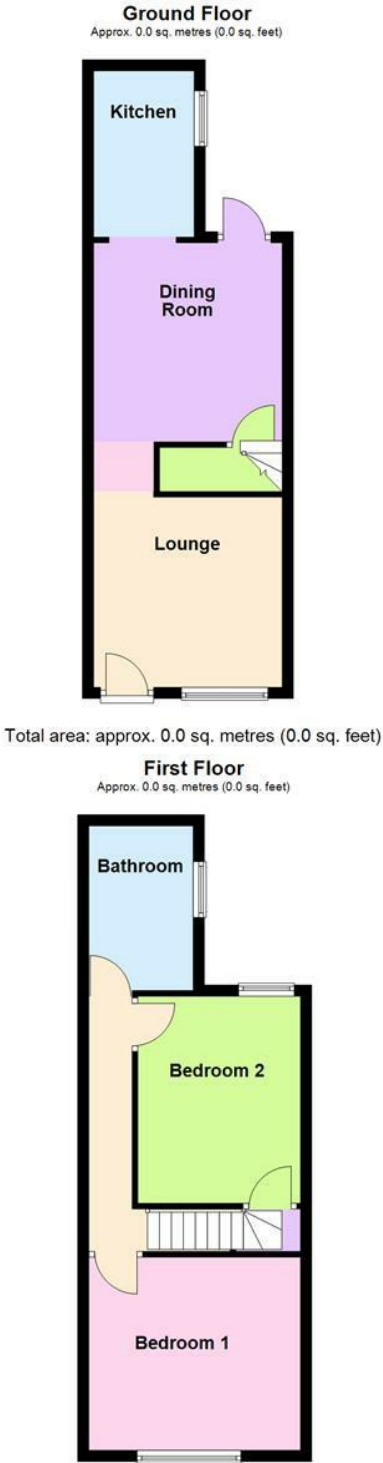
Bedroom One

12'4 x 11'4 (3.76m x 3.45m)

Bedroom Two

11'9 x 9'8 (3.58m x 2.95m)

Bathroom



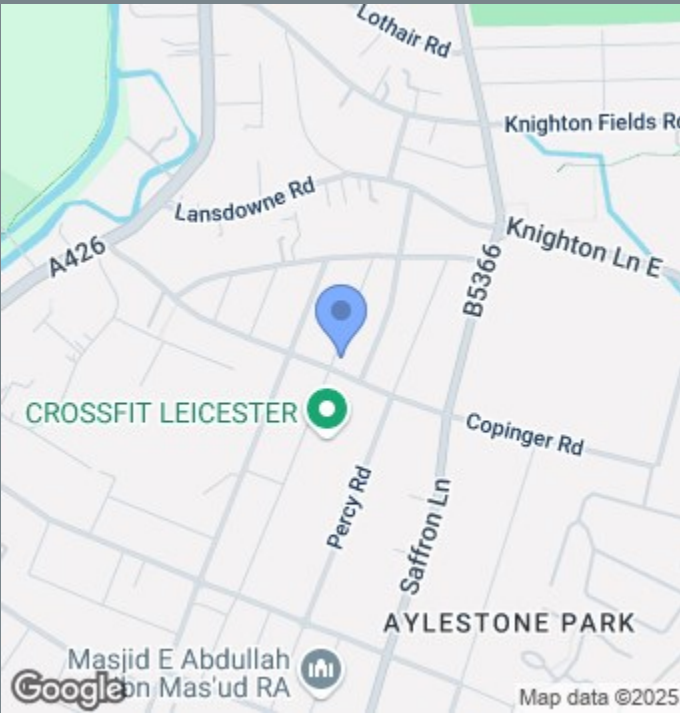


# OVERVIEW

- Beautiful Terraced Home
- No Chain & Popular Location
- Lounge & Dining Room
- Fitted Kitchen
- Two Double Bedrooms
- Bathroom
- Low Maintenance Garden
- Viewing Is Essential
- EER Rating - E, Freehold
- Council Tax Band - A

# 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

*Nestled in a fabulous location, this charming terraced home offers a perfect blend of character and modern convenience, ideal for first-time buyers or investors with no chain complications. Step into a welcoming lounge adorned with a feature fireplace and a front-facing window that bathes the space in natural light creating the perfect place for relaxing at the end of the day. Flowing seamlessly into a spacious dining room, there's ample room for family meals, complemented by direct access to the serene garden through a handy door. The modern fitted kitchen boasts sleek essentials, including a black sink drainer with a mixer tap, eye-level double oven, gas hob, and practical spaces for a fridge freezer and washing machine. Ascend to the first floor to discover two double bedrooms, both exuding warmth with solid wood exposed flooring for a timeless finish. The pristine bathroom features a three-piece suite with a shower-over-bath design, combining functionality and style. Outside, a walled garden awaits with low-maintenance artificial grass and a patio, creating an idyllic setting for al fresco dining and summer gatherings. With its blend of period charm, contemporary upgrades, and a prime position, this home is ready to captivate its new owners.*

