

FLOOR PLAN

DIMENSIONS

Porch

5'04 x 3'07 (1.63m x 1.09m)

Breakfast Kitchen

11'11 x 10'01 (3.63m x 3.07m)

Lounge Diner

15'07 x 20'07 max (4.75m x 6.27m max)

Landing

Bedroom One

11'10 x 9'09 (3.61m x 2.97m)

Home Office/Walk In Wardrobe

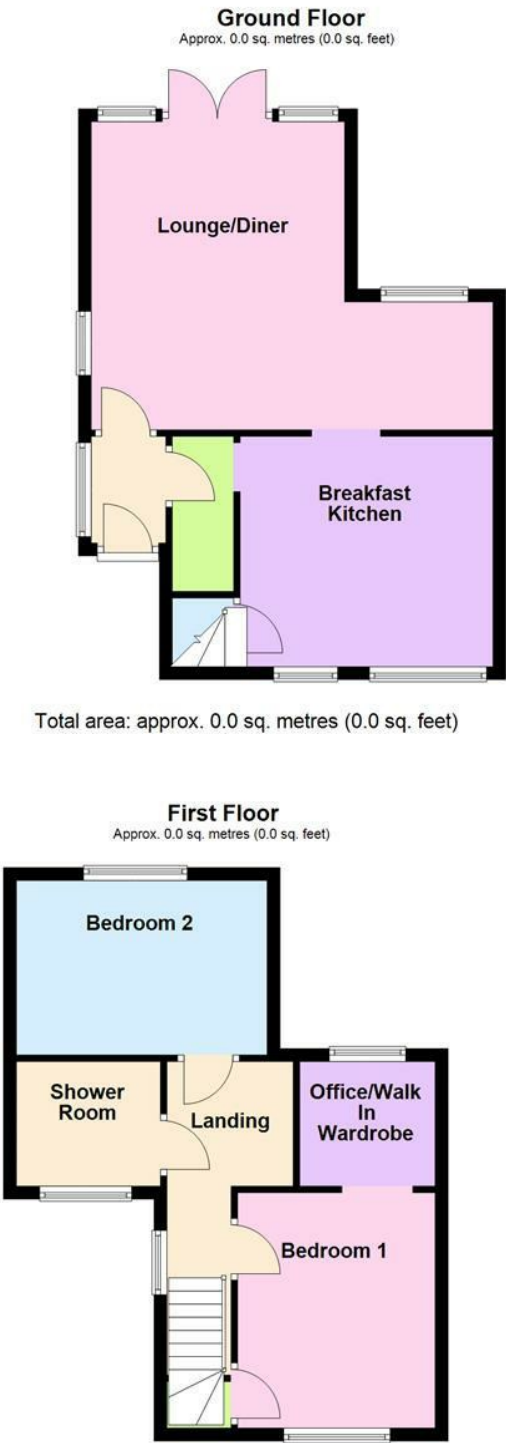
6'05 x 6'09 (1.96m x 2.06m)

Bedroom Two

8'08 x 12'09 (2.64m x 3.89m)

Shower Room

6'04 x 7'05 (1.93m x 2.26m)



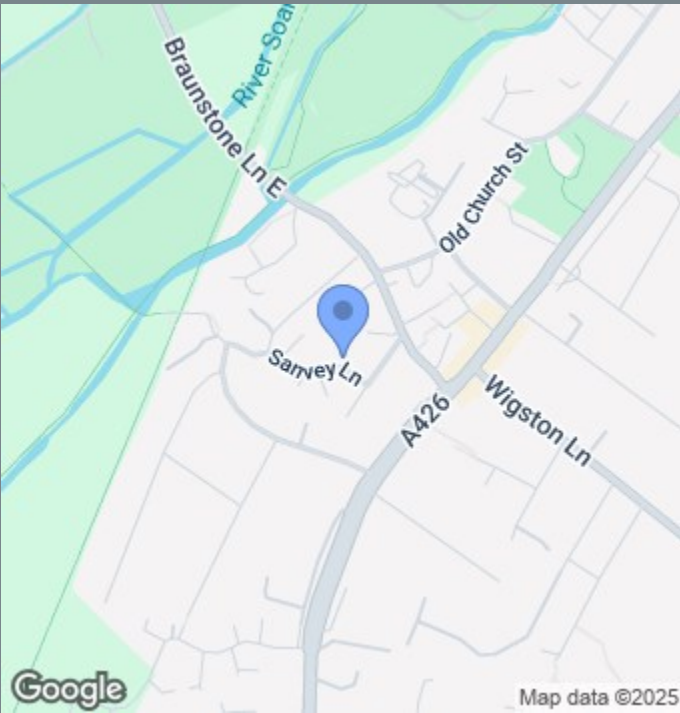


# OVERVIEW

- Beautiful 1800's Cottage With Original Features
- Fabulous Village Location
- No Onward Chain
- Porch & Breakfast Kitchen
- Lounge Diner
- Two Bedrooms & Home Office
- Shower Room
- Great Sized Garden
- Viewing Is Recommended
- EER - D, 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

Step into a timeless treasure with this characterful 19th-century cottage, brimming with original charm and nestled on a generous, mature plot. Offered with no onward chain, this home blends historic allure with scope for personalisation, inviting you to put your stamp on its next chapter. Begin at the welcoming porch, a quaint introduction to the cottage's heritage. Inside, the spacious lounge diner delights with original exposed beams, dual-aspect windows framing garden views, and French doors opening to the outdoors—perfect for summer gatherings or peaceful moments with nature. Light floods the room, highlighting the warmth of its period features. The inviting breakfast kitchen pairs practicality with rustic appeal, featuring durable stone flooring and another beamed ceiling. Picture leisurely mornings at a cosy breakfast table, or casual meals bathed in natural light. Upstairs, two well-proportioned bedrooms await, including a primary bedroom with versatile space for a home office or walk-in wardrobe—ideal for modern lifestyles. The contemporary shower room is fitted with a low level wc, wash hand basin and shower cubicle. Outside, the established garden presents a leafy canvas with mature trees and a tranquil atmosphere. While some areas would benefit from refreshing, the layout holds great potential: a decked area awaits al fresco dining, a seating spot offers quiet retreats, and a brick-built shed provides ample storage. The garden's size and privacy create opportunities for gardening enthusiasts or those dreaming of a tailored outdoor oasis. Viewing is highly recommended to appreciate this cottage's original details, peaceful location, and scope to enhance. A rare chance to own a slice of history with room to grow.

