

FLOOR PLAN

DIMENSIONS

- Entrance Hall**
- Lounge/Diner**  
17' x 11'04 (5.18m x 3.45m)
- Sun Room**  
11'05 x 5'02 (3.48m x 1.57m)
- Kitchen**  
11'05 x 8'11 (3.48m x 2.72m)
- WC**
- Bedroom One**  
12'05 x 12'01 (3.78m x 3.68m)
- Bedroom Two**  
10'01 x 12'02 (3.07m x 3.71m)
- Bedroom Three**  
11'01 x 8'08 (3.38m x 2.64m)
- Wet Room**  
6'07 x 6'01 (2.01m x 1.85m)





# OVERVIEW

- Spacious Bungalow On Substantial Plot
- Fabulous Village Location
- No Onward Chain
- Lounge Diner & Sun Room
- Fitted Kitchen & Separate WC
- Three Bedrooms & Wet Room
- Front Garden, Driveway & Detached Garage
- Landscaped Rear Garden
- Viewing Is A Must
- EER - D, Freehold, Tax Band - C

## 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 in the heart of a picturesque village, this delightful three-bedroom detached bungalow offers an exceptional opportunity for those seeking peace, privacy & space, all without the hassle of an onward chain. Set on a generous, beautifully landscaped plot, this home seamlessly blends comfort, functionality & charm.

Step inside through the welcoming entrance hall & you'll immediately feel the spaciousness & flow of the home. The lounge diner, bathed in natural light from dual-aspect windows, offers an ideal space for both relaxing with loved ones & entertaining guests, a true heart of the home. Adjacent, a sun room invites you to soak up the warmth & tranquility of the garden views, whatever the weather. The kitchen features white gloss units paired with contrasting worktops, offering ample space for culinary creations. A walk-in pantry adds a touch of old-world charm & practical storage, while a connecting lobby leads to a handy WC, perfect for guests or gardeners returning from the outdoors. There are three generously proportioned bedrooms, with Bedroom Three offering exceptional versatility, whether as a peaceful sleeping space, a cosy second sitting room, or a home office, complete with French doors opening directly to the garden for a touch of serenity. The wet room provides both comfort & accessibility, featuring a contemporary, easy-to-maintain design.

Outside is where this home truly shines. The immaculately maintained front garden sets the tone with beautiful mature borders. A gated driveway leads to a detached garage, offering secure parking & storage. To the rear, the spectacular garden is a private oasis, boasting lush lawns, vibrant flower beds, a charming vegetable plot & a sunny patio area perfect for al fresco dining. A quaint summer house completes this outdoor haven, ideal for reading, relaxing, or enjoying a glass of wine as the sun sets. A rare gem in a sought after location, this home is ready to welcome next chapter.

