

FLOOR PLAN

DIMENSIONS

Entrance Hall
13'07 x 6'02 (4.14m x 1.88m)

Lounge
13'11 x 9'11 (4.24m x 3.02m)

Dining Kitchen
11'11 x 16'09 (3.63m x 5.11m)

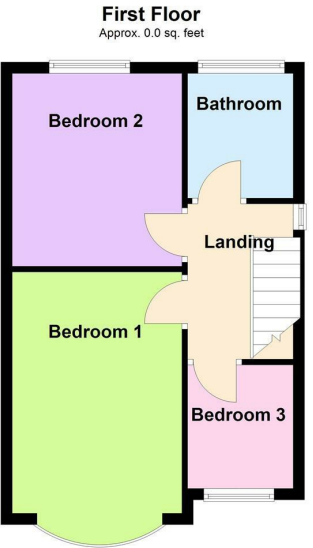
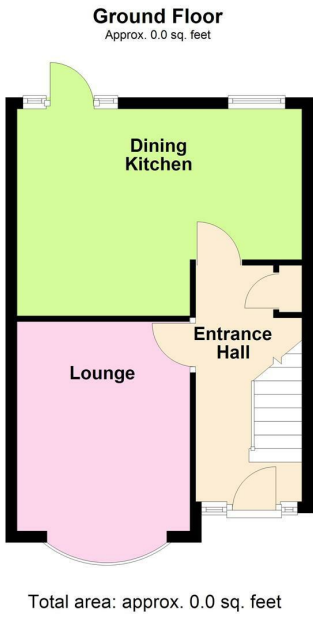
Landing
9'08 x 6'02 (2.95m x 1.88m)

Bedroom One
14' x 9'11 (4.27m x 3.02m)

Bedroom Two
12' x 9'11 (3.66m x 3.02m)

Bedroom Three
7'07 x 6'02 (2.31m x 1.88m)

Family Bathroom
6'01 x 6'01 (1.85m x 1.85m)

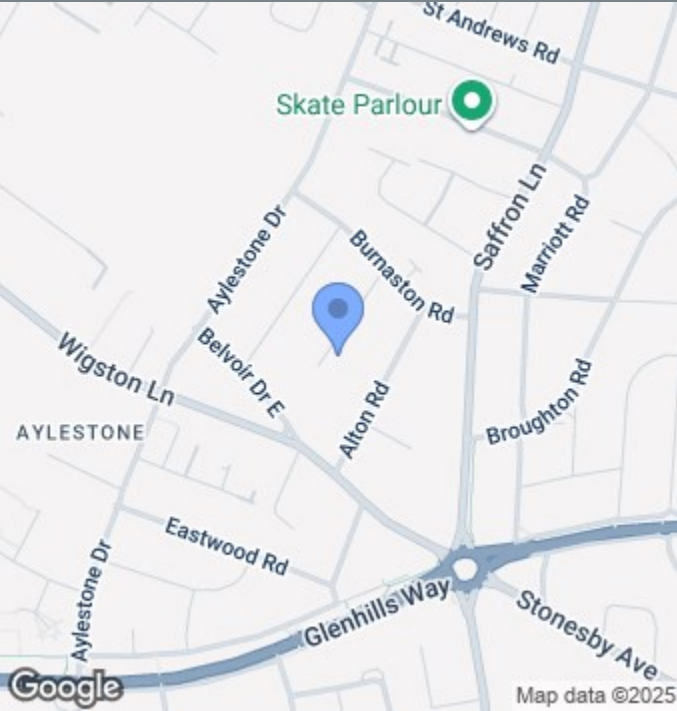


OVERVIEW

- Beautifully Refurbished Family Home
- Popular Location
- No Onward Chain
- Entrance Hall & Lounge
- Modern Dining Kitchen
- Three Bedrooms
- Family Bathroom
- Driveway & Good Sized Garden
- Viewing Essential
- EER - D, Freehold, Tax Band - B

LOCATION LOCATION....

Nestled in the heart of Aylestone, Bretby Road offers a charming blend of suburban tranquillity and everyday convenience, making it an ideal setting for families and professionals alike. This peaceful residential street boasts excellent transport links, with easy access to Leicester city centre via nearby Saffron Lane, and convenient routes to the M1 and M69 for commuters. Public transport is readily available, with regular bus services and scenic cycling and walking paths like the Great Central Way just moments away. A wealth of local amenities can be found nearby, from independent shops and takeaways to larger supermarkets, while the popular Fosse Park retail destination is just a short drive for more extensive shopping. The area is also well-regarded for its educational offerings, with several good primary and secondary schools within close proximity, and both Leicester College and the University of Leicester easily accessible. Green spaces abound, with Aylestone Meadows nature reserve, Aylestone Hall Gardens, and picturesque canal-side walks providing the perfect backdrop for weekend strolls and family outings. Bretby Road is a location that truly offers the best of both worlds – a friendly, community-oriented environment with everything you need close at hand, all wrapped up in a leafy, well-connected part of the city.



THE INSIDE STORY

This beautifully refurbished bay-fronted family home is a true gem, offering style, comfort, and practicality in equal measure — and with no onward chain, it's ready to welcome its next owners without delay. From the moment you step inside, the attention to detail and quality finish is evident. The inviting entrance hall, with its elegant wood-effect flooring, sets the tone and flows seamlessly into the heart of the home — a stunning open-plan dining kitchen. Thoughtfully designed with contemporary living in mind, the kitchen boasts an attractive range of contrasting wall and base units, a sleek sink drainer with modern mixer tap, and integrated oven, hob and extractor, all complemented by ample space for a family dining table and chairs. A door opens directly onto the rear garden, creating the perfect indoor-outdoor lifestyle. The separate lounge is a warm and welcoming space, flooded with natural light from the bay window overlooking the front aspect, ideal for relaxing and entertaining alike. Upstairs, a well-proportioned landing leads to three beautifully finished bedrooms, each offering a calm and stylish retreat, and a luxurious, contemporary family bathroom with a clean, modern finish. Outside, the property continues to impress, with a driveway to the front providing off-road parking, and a generous rear garden featuring a paved patio and lawn — perfect for summer barbecues, children's play, or simply unwinding in the sunshine. Blending classic character with a modern touch, this turnkey home is not to be missed.

