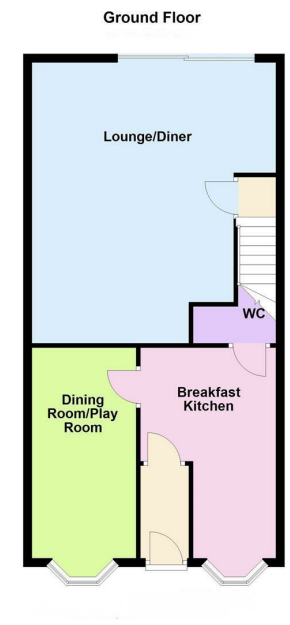


FLOOR PLAN

DIMENSIONS

- Entrance Hall
- Breakfast Kitchen
16' x 10'01 (4.88m x 3.07m)
- Dining Room/Play Room
15'6 x 7'10 (4.72m x 2.39m)
- Lounge Diner
21'5 x 17'8 (6.53m x 5.38m)
- Downstairs Cloakroom
- Landing
- Bedroom One
11'10 x 10' (3.61m x 3.05m)
- Bedroom Two
10'02 x 9'7 (3.10m x 2.92m)
- Bedroom Three
8' x 5'9 (2.44m x 1.75m)
- Shower Room
6'6 x 5'12 (1.98m x 1.52m)

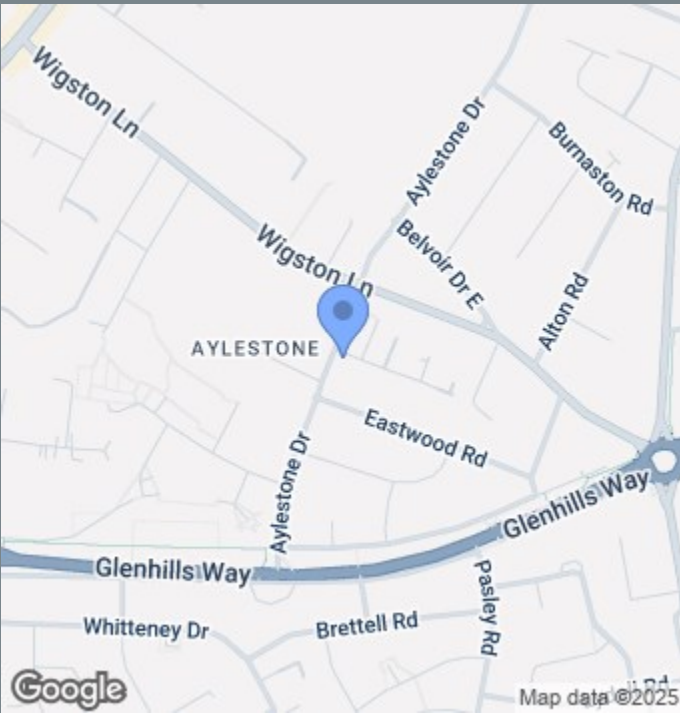


OVERVIEW

- Truly Stunning Family Home
- Deceptively Spacious
- Entrance Hall & Breakfast Kitchen
- Beautiful Lounge Diner
- Dining Room/Play Room
- Downstairs Cloakroom
- Three Bedrooms & Modern Shower Room
- Driveway & Low Maintenance Garden
- Viewing Is Highly Advised
- EER - D, Freehold, Tax - B

LOCATION LOCATION....

Winders Way in Aylestone is a peaceful, welcoming residential street in a well-connected pocket of Leicester. Close by is Montrose Primary School—just a short stroll away—making the area particularly appealing to young families. Aylestone Meadows, one of the city's largest nature reserves, lies within easy reach, offering delightful riverside walks, expansive green spaces, wildlife spotting, play areas, and even a medieval packhorse bridge. Local amenities are handy, with shops, eateries, and regular bus routes nearby, and quick access to Fosse Park for broader shopping options. Transport links are excellent: the M1 and M69 motorways are easily reachable for commuters, while Leicester city centre is well connected via frequent bus services. The area also benefits from a friendly and established community vibe, combining suburban tranquillity with practical convenience and easy access to both nature and the wider city—making Winders Way an appealing and balanced place to call home.



THE INSIDE STORY

This beautifully presented modern home is set within a highly sought-after location & offers an abundance of space, style & versatility, perfect for today's lifestyle. A welcoming entrance hall sets the tone, leading into a fabulous breakfast kitchen finished with sleek white gloss cabinets & striking black work surfaces, complete with an integrated dishwasher & a breakfast bar for relaxed morning coffees or casual dining with the family. For more formal occasions, there is a separate dining room—equally well suited as a playroom or home office—making the home wonderfully adaptable to changing needs. A convenient downstairs cloakroom adds practicality, while the spacious lounge diner is a true showpiece, with a feature fireplace creating a warm focal point, generous room for both dining & relaxing, & patio doors that open directly onto the rear garden, allowing light to flood in & creating a seamless connection to the outdoors. Upstairs, the landing leads to three well-proportioned bedrooms, with fitted wardrobes in the second bedroom offering great storage, all served by a stylish & modern shower room. Outside, the property is equally impressive, with a smart cobble crete driveway to the front providing ample off-road parking, while to the rear, an enclosed, low-maintenance garden awaits. Designed to be enjoyed without the burden of upkeep, this private space is perfect for alfresco dining, summer barbecues, or simply unwinding with a good book in the sunshine. Whether hosting friends, watching children play, or creating a tranquil corner with potted plants, the garden is a versatile retreat that enhances the home's overall appeal. Combining contemporary design, thoughtful features & a desirable setting, this is a home that truly offers elegance, comfort & the promise of easy, enjoyable living.

