

FLOOR PLAN

DIMENSIONS

Entrance Hall
13'02 x 5'11 (4.01m x 1.80m)

Lounge
13'02 x 12'07 (4.01m x 3.84m)

Dining Room
10'03 x 9' (3.12m x 2.74m)

Kitchen
10'04 x 9'08 (3.15m x 2.95m)

Outer Lobby
5'06 x 5'03 (1.68m x 1.60m)

Utility
5'11 x 3'01 (1.80m x 0.94m)

Downstairs Cloakroom
5'11 x 2'08 (1.80m x 0.81m)

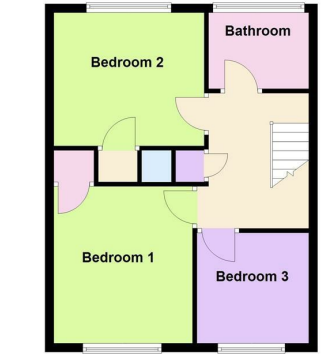
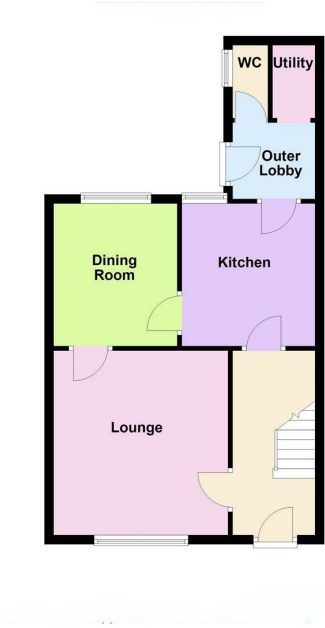
Landing
9'03 x 7'06 (2.82m x 2.29m)

Bedroom One
11'08 x 10'05 (3.56m x 3.18m)

Bedroom Two
10' x 11'01 (3.05m x 3.38m)

Bedroom Three
8'03 x 8'02 (2.51m x 2.49m)

Bathroom
5'06 x 7'06 (1.68m x 2.29m)



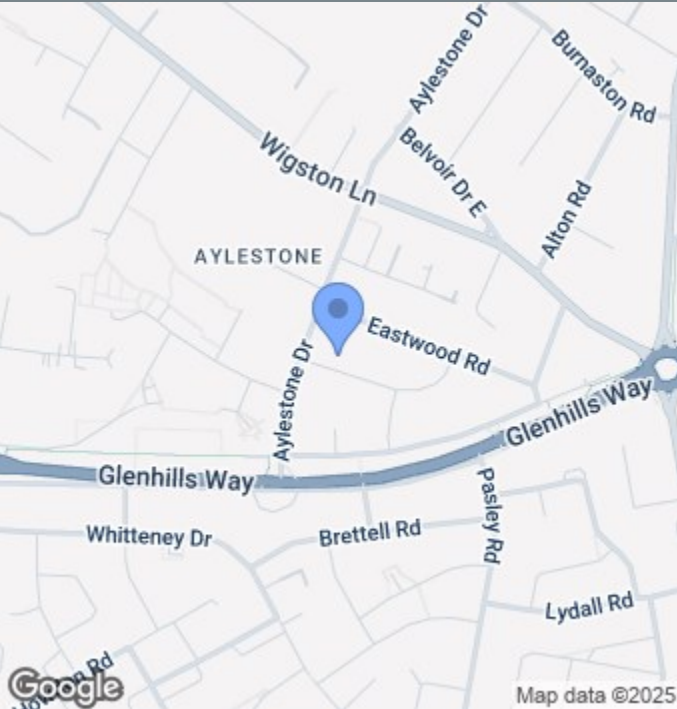
OVERVIEW

- Stunning Family Home
- No Onward Chain & Fabulous Location
- Full Re Wire
- Entrance Hall & Lounge
- Newly Fitted Kitchen & Dining Room
- Utility & Downstairs Cloakroom
- Three Bedrooms & Modern Bathroom
- Front & Rear Garden & Off Road Parking
- This Property Is Non Standard Construction

- EER - C, Freehold, Tax Band - A

LOCATION LOCATION....

Cheriton Road in Aylestone is a delightful spot that perfectly balances convenience with a welcoming community feel. Families will love the choice of nearby schools, making the school run simple and stress-free, while excellent road links and regular bus routes provide quick and easy access into Leicester city centre and surrounding areas. The neighbourhood benefits from being close to local parks and open green spaces, offering plenty of opportunities for leisurely walks, children’s play, or weekend picnics. Day-to-day needs are well catered for with a range of nearby shops, supermarkets, and cosy local businesses, while larger retail destinations are only a short drive away. Altogether, Cheriton Road offers a charming setting with all the essentials close at hand, making it a wonderful place to call home.



THE INSIDE STORY

This spacious and beautifully refurbished family home offers the perfect balance of modern style, comfort, and practicality, with the added bonus of no onward chain, it’s ready for its new owners to simply move in. Stepping inside, you are greeted by a welcoming entrance hall that sets the tone for the rest of the property, leading through to a bright and airy lounge. With its large front-facing window, the lounge is flooded with natural light, making it a warm and inviting space—ideal for cosy evenings with the family or relaxing after a long day. From here, a separate dining room provides the perfect setting for family meals, celebrations, or entertaining friends, with plenty of room for a dining table and additional furniture to really make the space your own. The heart of this home is the newly fitted kitchen, designed with timeless shaker-style units, solid wooden worktops, and a striking black inset sink with mixer tap. Complete with a modern oven and hob, it’s a kitchen that blends practicality with elegance, making cooking a real pleasure. The adjoining utility room provides further space for laundry and storage, keeping the main kitchen clear and clutter-free, while the downstairs cloakroom is a handy addition for busy family life and visiting guests. Upstairs, the generous landing leads to three excellent-sized bedrooms, all tastefully finished to a high standard. The newly fitted family bathroom is finished in a sleek, modern style, featuring a fresh white three-piece suite and designed to be both functional and relaxing. Externally, the property continues to impress, with both front and rear gardens providing fantastic outdoor spaces. to the front is off road parking and a garden that offers kerb appeal while the rear garden features a lawn and patio, creating a lovely spot for outdoor dining, summer barbecues, or simply unwinding in the fresh air.

