

FLOOR PLAN

DIMENSIONS

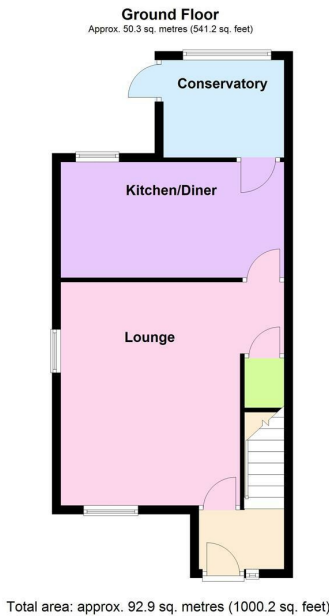
- Entrance Hall
- Lounge
16'11 x 12'05 (5.16m x 3.78m)
- Dining Kitchen
8'11 x 15'08 (2.72m x 4.78m)
- Conservatory
7'05 x 9'01 (2.26m x 2.77m)

- Landing
- Bedroom One

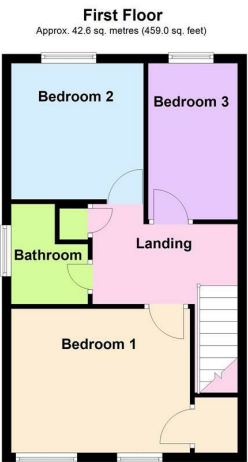
- Bedroom Two
7'11 x 8'08 (2.41m x 2.64m)

- Bedroom Three
11'04 x 6'09 (3.45m x 2.06m)

- Shower Room
7'06 x 5'06 (2.29m x 1.68m)



Total area: approx. 92.9 sq. metres (1000.2 sq. feet)

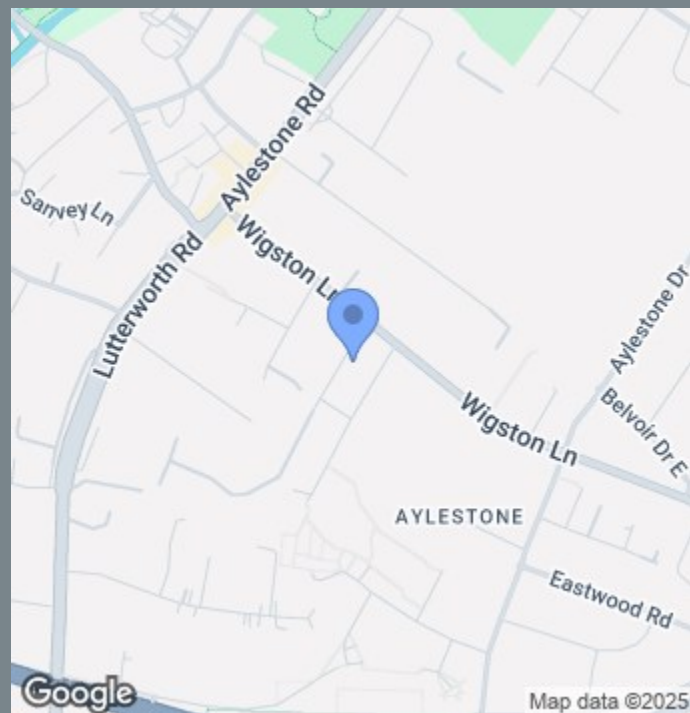


OVERVIEW

- Lovely Family Home
- Fabulous Location
- No Onward Chain
- Lounge & Dining Kitchen
- Conservatory
- Three Bedrooms & Shower Room
- Driveway & Garden
- Detached Garage
- Council Tax Band - B
- Freehold, EER - C

LOCATION LOCATION....

Paget Street in Aylestone is perfectly placed for convenient & family-friendly living, combining a welcoming community feel with excellent local amenities. Families are well served by nearby schools including Montrose & Granby Primary & Sir Jonathan North & Lancaster Academy for older students. The area benefits from Aylestone Meadows, Leicester's largest nature reserve, offering riverside walks, wildlife & open green space right on the doorstep. Everyday shopping is easy with local stores, cafés & takeaways within walking distance, while Fosse Park provides a wider retail & dining experience just a short drive away. Transport links are excellent, with regular bus services into Leicester city centre, good access to the ring road, & nearby motorway connections via the M1 & M69 making commuting simple. With its blend of strong schools, plentiful green space, handy shops & a warm, established community, Paget Street offers the best of both convenience & lifestyle.



THE INSIDE STORY

Nestled in the heart of a sought-after village, this deceptively spacious family home offers a rare opportunity, available with no onward chain. From the welcoming entrance hall, stairs rise to the first floor while a door opens into the generously sized lounge – a fabulous light-filled room with dual aspect windows and a feature fireplace. This versatile space easily lends itself to cosy family evenings, lively gatherings with friends, or even a quiet reading corner. The heart of the home lies in the stylish dining kitchen, fitted with classic wood shaker-style units and contrasting work surfaces. With plenty of room for a dining table, it's perfect for family meals, homework time, or informal entertaining. From here, the conservatory extends the living space and offers a wonderful place to relax with a morning coffee, enjoy views of the garden, or use as a playroom or hobby space. Upstairs, the landing leads to three well-proportioned bedrooms, each with scope to suit your needs – whether as restful retreats, children's bedrooms, a home office, or even a guest room. A modern shower room completes the first floor, combining practicality with comfort. Outside, the property continues to impress with a driveway and front garden, plus a detached garage offering storage, or workshop potential. The private well established rear garden is a peaceful haven, ideal for outdoor dining in summer, or creating a tranquil escape with planting and seating areas. Blending spacious interiors with flexibility and a wonderful village setting, this home is perfect for modern family life and for buyers seeking a property with character, convenience, and room to grow.

