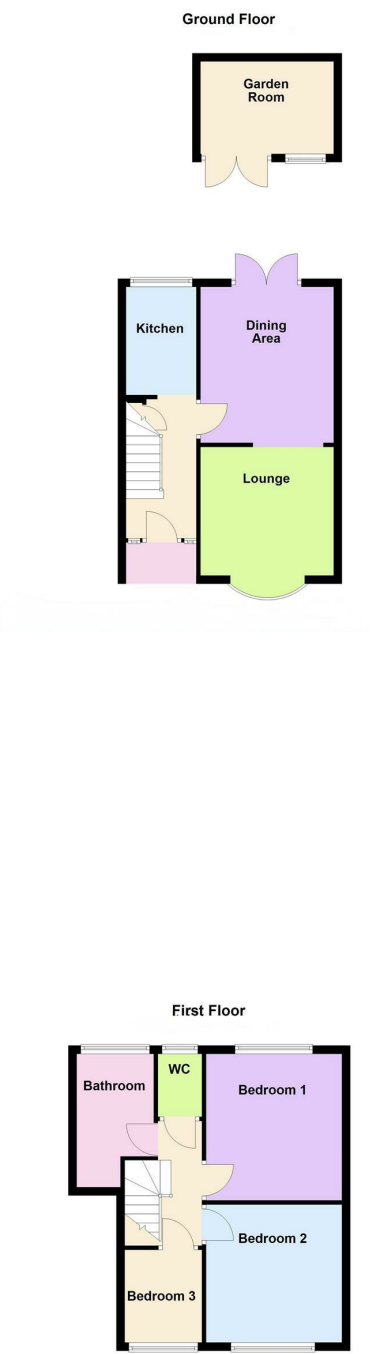


FLOOR PLAN

DIMENSIONS

- Entrance Hall**
- Lounge**
10'01 x 10'11 (3.07m x 3.33m)
- Doining Area**
12'05 x 10'11 (3.78m x 3.33m)
- Kitchen**
8'10 x 5'07 (2.69m x 1.70m)
- Landing**
- Bedroom One**
11'04 x 10'07 (3.45m x 3.23m)
- Bedroom Two**
10'11 x 10'07 (3.33m x 3.23m)
- Bedroom Three**
7'01 x 5'10 (2.16m x 1.78m)
- Bathroom**
5'09 x 7'10 (1.75m x 2.39m)
- Garden Room**
7'06 x 10'09 (2.29m x 3.28m)

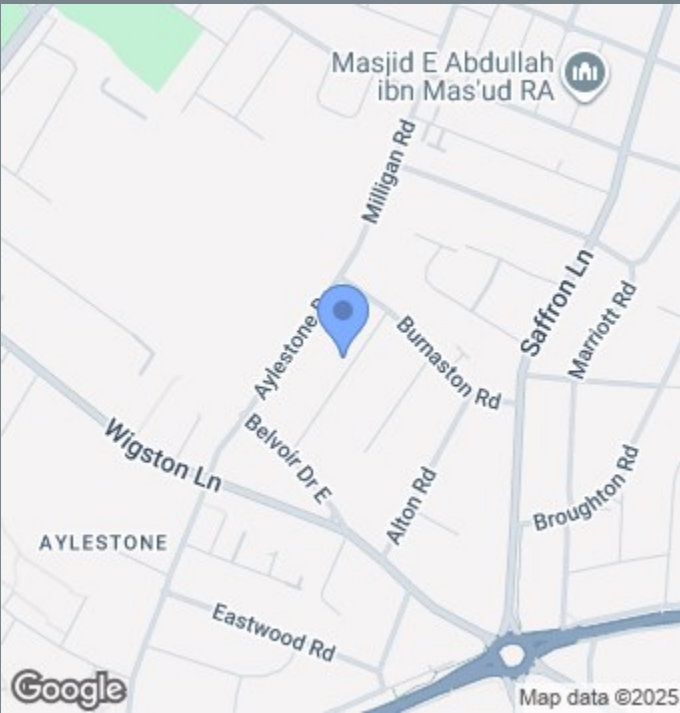


OVERVIEW

- Stunning Family Home
- Fabulous Location
- Fully Refurbished Throughout
- Entrance Hall & Kitchen
- Lounge Diner With Log Burning Stove
- Three Bedrooms & Bathroom
- Driveway & Landscaped Garden
- Garden Room/Studio/Home Office
- Viewing Is Essential
- EER - tbc, Freehold, Tax Band - A

LOCATION LOCATION....

Cranfield Road in Aylestone is a charming and well-connected location that perfectly combines convenience, community, and comfort. The area is known for its friendly, close-knit neighbourhood where residents take pride in their homes and enjoy a genuine sense of belonging. Aylestone itself offers a great selection of local shops, supermarkets, and independent cafés, providing everything you need right on your doorstep. Families will appreciate the choice of highly regarded local schools nearby, making it a wonderful area for children to grow up in. Excellent transport links ensure easy access to Leicester city centre and surrounding areas, with regular bus services and convenient road connections to the M1 and M69. For those who love the outdoors, Aylestone Meadows and nearby parks offer beautiful green spaces for walks, cycling, and relaxation.



THE INSIDE STORY

This beautifully presented home exudes warmth & character throughout, offering stylish modern living with a touch of charm. The welcoming entrance hall leads into a light-filled lounge, where a lovely bay window bathes the room in natural light, creating the perfect space to relax & unwind. Gorgeous wood flooring flows seamlessly through an open archway into the dining area, where a charming log burner with an exposed brick fireplace becomes the heart of the home—ideal for cosy evenings or entertaining friends. French doors open out to the garden, extending the living space and filling the home with an airy, open feel. The modern kitchen has been thoughtfully designed, combining practicality & style, perfect for everyday cooking or weekend gatherings. Upstairs, the landing leads to three beautifully appointed bedrooms, with bedroom one featuring fitted wardrobes that add both elegance & convenience. The family bathroom is sleek and contemporary, complemented by a separate WC for added practicality. Outside, the home continues to impress with a driveway to the front & a landscaped rear garden offering a perfect balance of relaxation & functionality, complete with a patio for alfresco dining. The garden also features a superb garden room, currently used as a creative studio but equally suited as a home office, gym or games room. The property has been fully refurbished to an exceptional standard, including a new kitchen, bathroom, roof, flooring, damp proof course & professionally landscaped gardens—creating a truly turn-key home ready to move straight into.

