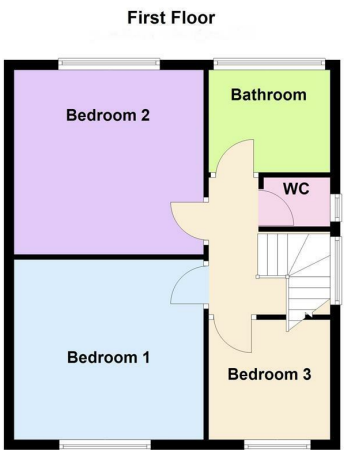
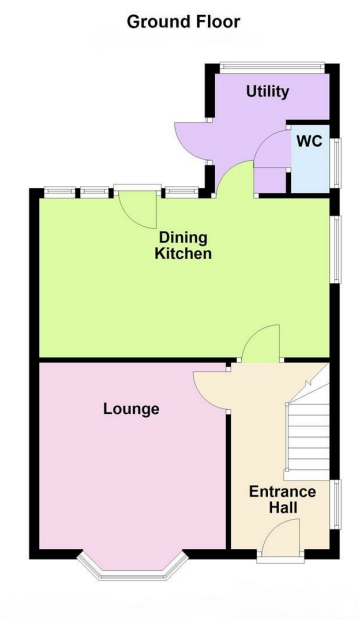


FLOOR PLAN

DIMENSIONS

- Entrance Hall**
- Lounge**  
12'4" x 12'0" (3.76m x 3.66m)
- Dining Kitchen**  
10'4" x 19'1" (3.15m x 5.82m)
- Utility**  
7'10" x 6'3" (2.39m x 1.91m)
- Downstairs Cloakroom**  
2'6" x 4'9" (0.76m x 1.45m)
- Landing**
- Bedroom One**  
11'5 x 11'11 (3.48m x 3.63m)
- Bedroom Two**  
11'3 x 12' (3.43m x 3.66m)
- Bedroom Three**  
6'11 x 7'3 (2.11m x 2.21m)
- Family Bathroom**  
5'6 x 7'6 (1.68m x 2.29m)
- Separate WC**  
4'5 x 2'3 (1.35m x 0.69m)

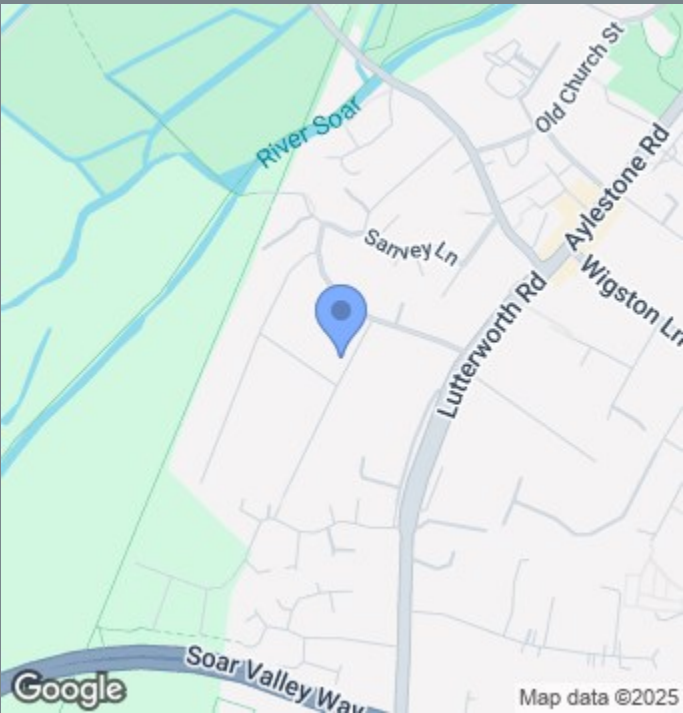


# OVERVIEW

- Spacious Family Home
- Village Location & Chain Free
- Entrance Hall & Lounge
- Family Dining Kitchen
- Utility & Downstairs Cloakroom
- Three Bedrooms & Family Bathroom
- Front & Rear Garden
- Great Sized Plot
- Viewing Is Advised
- EER - tbc, Freehold, Tax - B

# LOCATION LOCATION....

Franklyn Road in Old Aylestone Village offers a charming mix of character, convenience & community, making it a highly desirable place to call home. The area is known for its warm, village-like feel, with leafy streets and a strong sense of local pride. Families are well served by nearby schools, including Montrose Primary, Granby Primary and Sir Jonathan North College. Beautiful green spaces are close at hand, with Aylestone Meadows — Leicester's largest nature reserve — providing riverside walks, wildlife, cycle routes & peaceful open scenery just moments away. Everyday amenities are easy to reach, with local shops, caf  s, traditional pubs and small independent businesses dotted throughout the village, while larger supermarkets and the extensive retail options at Fosse Park are only a short drive away. Transport links are excellent, with regular bus services into Leicester city centre, quick access to the ring road, M1 & M69, and nearby train stations for wider travel. With its friendly community, lovely surroundings & excellent local facilities, Franklyn Road captures the best of relaxed village living with city convenience close by.



# THE INSIDE STORY

*This lovely family home is perfectly positioned in a fabulous village and is offered for sale with no onward chain, making it an ideal opportunity for anyone looking for an easy move. From the moment you step into the welcoming entrance hall, you  re met with a warm and inviting feel that carries throughout the property. The lounge is a beautifully cosy space, featuring a charming bay window that fills the room with natural light and a log burning stove that creates the perfect spot to unwind on cooler evenings. At the heart of the home sits the spacious family dining kitchen, fitted with attractive shaker-style units, contrasting work surfaces, an oven with hob and extractor, and space for an under-counter fridge and freezer. The dining area offers plenty of room for a family table and chairs, making it ideal for everyday meals or relaxed entertaining, while the door out to the garden allows you to easily step outside for alfresco dining or to keep an eye on children playing. A separate utility room adds extra practicality, providing space for appliances and useful storage, alongside a convenient downstairs cloakroom. Upstairs, the landing leads to three well-proportioned bedrooms, each offering a peaceful retreat whether used as sleeping spaces, a study, or a hobby room. The bathroom is complemented by a separate WC, adding further convenience for busy family life. Outside, the property continues to impress with a neat front garden and a good-sized rear garden that is mainly laid to lawn, framed by mature borders that add colour and privacy throughout the seasons. A patio area offers a lovely place to sit and enjoy the sunshine, entertain guests, or simply relax in the fresh air.*

