

FLOOR PLAN

DIMENSIONS

**Porch**  
2'11 x 3'09 (0.89m x 1.14m)

**Entrance Hallway**

**Lounge**  
11'08 x 14' (3.56m x 4.27m)

**Family Living Kitchen**  
21'03 x 20'05 (6.48m x 6.22m)

**Bedroom One**  
11'06 x 10'11 (3.51m x 3.33m)

**Bedroom Two**  
9' x 9'10 (2.74m x 3.00m)

**Bedroom Three**  
8'11 x 9'06 (2.72m x 2.90m)

**Bathroom**  
5'03 x 7'04 (1.60m x 2.24m)



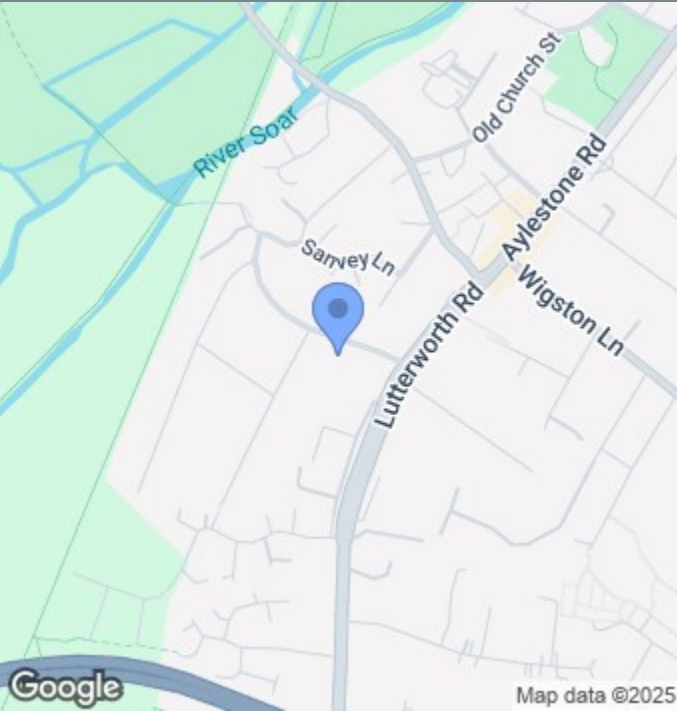
12 Marsden Lane, Old Aylestone Village, LE2 8LR  
Offers In Excess Of £350,000

# OVERVIEW

- Beautiful Detached Bungalow
- Lovely Village Location
- Porch & Entrance Hall
- Spacious Lounge
- Family Living Kitchen
- Three Bedrooms
- Modern Bathroom
- Driveway & Landscaped Garden
- Viewing Is A Must
- EER - tbc, Freehold, Council Tax -C

# LOCATION LOCATION....

Old Aylestone Village is a quaint & historic enclave located in Leicester, offering a captivating glimpse into the past with its rich heritage & picturesque charm. Situated at the junction of the River Soar & the Grand Union Canal, this area is a hidden gem, known for its period cottages & peaceful waterways that are tucked away from the hustle & bustle of modern life. The village is steeped in history, with St. Andrew's Church dating back to the 13th century, adding to the area's historical significance. The area's proximity to the river & canal adds to its appeal, providing scenic views & a tranquil setting that is perfect for leisurely walks & picnics. Aylestone is close to surrounding motor ways & Fosse Shopping Park & has everything to offer with a wide range of shops, supermarkets, takeaways, restaurants & pubs. Old Aylestone Village is more than just a place, it's a living museum that encapsulates the essence of Leicester's past. With its well-preserved architecture, rich history & community spirit, it stands as a testament to the enduring appeal of traditional English villages.



# THE INSIDE STORY

Nestled in the heart of a truly enchanting village location, this delightful detached bungalow offers an exceptional blend of serene village life and stylish, flexible living. Step through the welcoming porch into the spacious entrance hall, leading to the elegant lounge, a sanctuary of light thanks to its dual-aspect windows and featuring a contemporary, wall-mounted fire that promises cosy evenings and a chic focal point—perfect for unwinding or hosting intimate gatherings. The true heart of this home is the stunning, open-plan family living kitchen, where sleek black wall and base cabinets contrast beautifully with warm wooden worktops, creating an inspiring space for the gourmet enthusiast. This expansive area flows effortlessly into a dedicated dining space and a sun-drenched seating area, complete with patio doors opening onto the garden, ideal for seamless indoor-outdoor entertaining or simply enjoying your morning coffee. The accommodation is completed by three generously proportioned double bedrooms, offering tranquil retreats that can be utilised as sleeping quarters, a productive home office, a creative studio, or a well-equipped gym. A lovely, modern family bathroom serves these rooms. Outside, a private driveway provides convenient parking, while the beautifully landscaped rear garden, featuring a fabulous raised decked area, is an outdoor haven ready for summer BBQs, alfresco dining, and peaceful relaxation under the sun or stars

