



**Connells**

Aylestone Meadows Lutterworth Road  
Aylestone Leicester





## Property Description

This stylish and contemporary new build home in Aylestone, offers luxurious living with four spacious bedrooms. There is also a media tv room or fifth bedroom on the top floor and a study ideal for working from home. The sleek design and modern design extends over three levels creating an inviting atmosphere.

The welcoming front entrance is enhanced by the block paving and landscaped front garden. These homes alarmed and served by served by private gated entrance which provides a noteworthy level of home security.

Towards the rear of the home you will discover a high specification german kitchen fitted with Sieman appliances, which is perfect for both family life and entertaining, with bi-fold doors that lead out onto a beautifully landscaped garden and patio.

All bathrooms and en-suites within the home have been styled by and fittings supplied by Porcelanosa giving that luxurious and superior finish.

The exclusive development enjoys the enjoys convenience of prime location and only minutes away from retail park of fosse park, combining all of the local amenities with peaceful tranquility. This home is the epitome of contemporary living in a highly sort after location.

## Ground Floor

Kitchen and Dining Area - 14ft 8" x 21ft 11"

Utility Room - 7ft 2" x 5ft 2"

Living Room - 14ft 8" x 15ft 10"

Dining Room - 11ft 7" x 10ft 8"

## First Floor

Master Bedroom - 17ft 11" x 17ft 1"

Master En-suite - 7ft 2" x 5ft 11"

Bedroom Two - 14ft 8" x 11ft 11"

En-suite - 10ft 7" x 3ft 8"

Family Bathroom - 10ft 7" x 9ft 7"

Bedroom Three - 14ft 8" x 11ft 9"

Bedroom Four - 11ft 8" x 11ft 9"

## Second Floor

Media TV Room / Bedroom Five - 18ft 6" x 14ft 9"

Bathroom - 7ft 5" x 9ft 11"

Study - 18ft 6" x 9ft 9"

## Location

Aylestone is in a residential area on the outskirts of Leicester near local shops, parks as well as other leisure facilities. There are lovely local parks at Aylestone Meadows and Fosse Park and Leicester city centre is a short drive away.

Situated in the heart of this sought after prime location there is easy access to the popular newly rejuvenate Fosse Park Retail Centre and the M1/M69 road junction offering excellent transport links.

Aylestone Leisure Centre offers activities in our sports halls, together with our 3G football pitch, swimming pools and gym.

## Transport Links

Aylestone is within easy access of M69 and M1 motorway network.

Arriva Midlands operate frequent buses into Leicester on services 84, 85 and 87 all running along Aylestone Road.

The nearest railway station is South Wigston, approximately 1.6 miles away with the mainline Leicester City Station just 2.6 miles away. Leicester train station is a stop on the East Midlands Trains London to Sheffield line, and the station is also part of the Cross Country network from Birmingham to Stansted airport, along with direct trains to cities including Nottingham, Birmingham, Derby, Lincoln and Cambridge.

## Education

The area boasts a range of education facilities that features several well equipped primary and secondary schools, ensuring quality education for local children.

Additionally there are nearby colleges and universities for those pursuing higher education, offering a vast array of courses and academic opportunities.

## Disclaimer

\*\*All incentives are subject to developers T&Cs.

Images are computer generated and differences may apply. The images are there for visual purposes only and may differ at completion because the visual aspect of the windows and doors in particular will differ as they are just a guide to the overall representation of the build design.

Floor plans are intended to give a general indication of the proposed floor layout only, and may vary due to normal building tolerances.



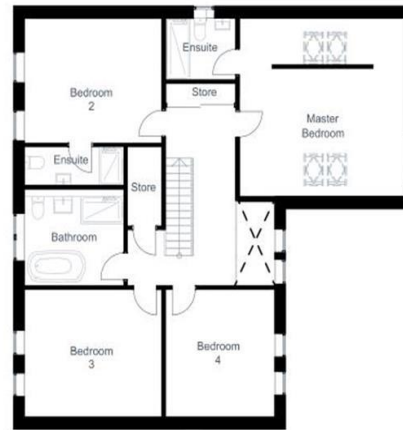




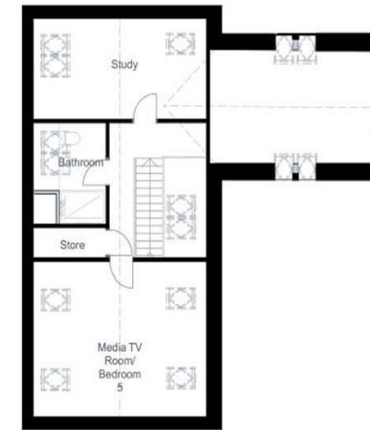




Ground Floor



First Floor



Roof

To view this property please contact Connells on

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**EPC Rating: Exempt**

Tenure: Freehold

**view this property online [connells.co.uk/Property/LTR321722](https://www.connells.co.uk/Property/LTR321722)**



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