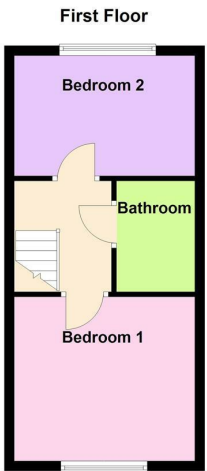
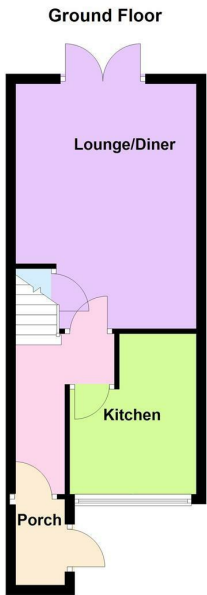


FLOOR PLAN

DIMENSIONS

- Porch
- Entrance Hall
- Kitchen
10'09 x 8'5 (3.28m x 2.57m)
- Lounge Diner
16'3 x 11'9 (4.95m x 3.58m)
- Landing
- Bedroom One
11'6 x 11'10 (3.51m x 3.61m)
- Bedroom Two
7'7 x 11'9 (2.31m x 3.58m)
- Bathroom

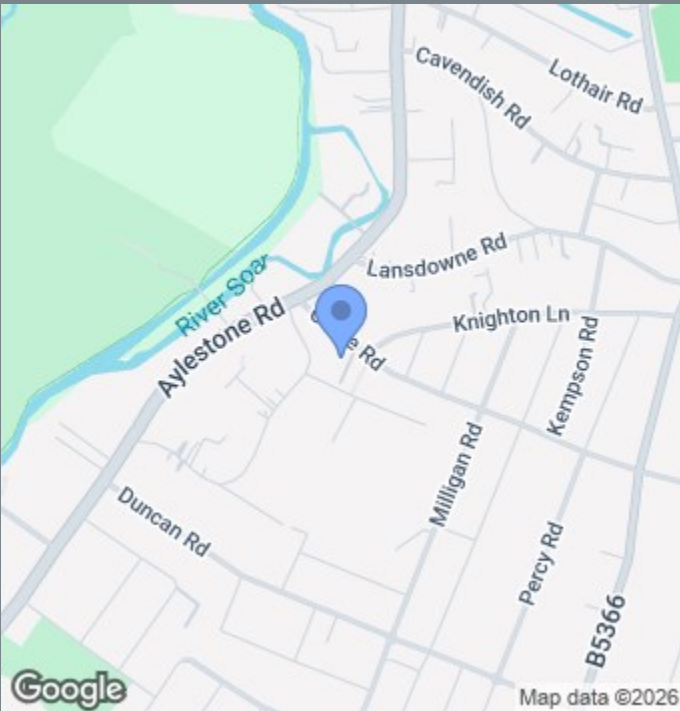


OVERVIEW

- Fabulous First Time Or Investment Buy
- No Onward Chain
- Great Location & Viewing Advised
- Porch & Hallway
- Lounge Diner & Kitchen
- Two Bedrooms
- Modern Bathroom
- Front & Rear Garden
- Garage & Parking To Rear
- EER - C, Freehold, Tax Band - A

LOCATION LOCATION....

Grace Road in Aylestone is a well-established and convenient location that offers a strong sense of community alongside excellent local amenities. Families are well served by nearby schools including Granby Primary, Montrose Primary and Sir Jonathan North College, all within easy reach. One of the area’s standout features is its proximity to green spaces, with Aylestone Meadows close by, providing beautiful riverside walks, cycle routes and open countryside ideal for outdoor leisure. Everyday shopping needs are easily met with local shops, cafés, takeaways and pubs along Aylestone Road, while the wider retail and dining options at Fosse Park are just a short drive away. Transport links are excellent, with frequent bus services into Leicester city centre, convenient access to the ring road and M1/M69 motorways, and nearby rail connections at Leicester.



THE INSIDE STORY

This lovely home is perfectly suited as an ideal first-time purchase or a fantastic investment opportunity, offered with no onward chain and set in a fabulous location. A welcoming porch opens into the entrance hall, creating a warm first impression as you step inside. The spacious lounge diner provides a versatile living space, ideal for both relaxing and entertaining, with plenty of room for comfortable seating and a dining table. French doors open directly onto the garden, allowing natural light to flood the room and creating an easy flow between indoor and outdoor living. The kitchen is thoughtfully fitted with white shaker-style cabinets, complemented by contrasting wood-effect work tops for a timeless look. Featuring a sink drainer with mixer tap, plumbing for a washing machine and space for a fridge freezer, it offers everything needed for everyday cooking while remaining easy to personalise. Upstairs, the landing leads to two generous double bedrooms, both beautifully finished and offering peaceful, comfortable retreats. The bathroom is fitted with a modern three-piece suite comprising a low-level WC, wash hand basin and a bath with shower over, providing practicality for daily routines. Outside, the property benefits from a front garden and a private rear garden with a lawn and patio area, perfect for enjoying the sunshine or alfresco dining. Completing the picture is the added advantage of parking and a garage to the rear, making this a well-rounded home in a highly desirable setting.

