

FLOOR PLAN

DIMENSIONS

**Porch**  
3'07 x 6'10 (1.09m x 2.08m)

**Entrance Hall**

**Lounge Diner**  
27'09 x 10'08 (8.46m x 3.25m)

**Kitchen**  
8'06 x 8'05 (2.59m x 2.57m)

**Outer Lobby**

**Downstairs Cloakroom**  
4'09 x 2'11 (1.45m x 0.89m)

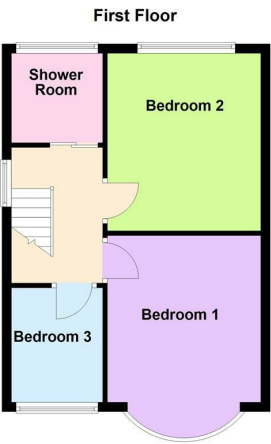
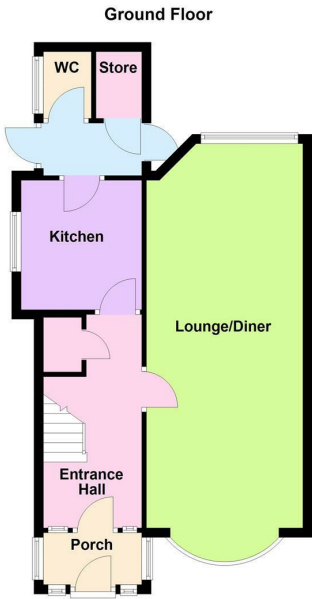
**Landing**

**Bedroom One**  
13'07 x 10'08 (4.14m x 3.25m)

**Bedroom Two**  
12'03 x 10'08 (3.73m x 3.25m)

**Bedroom Three**  
7'07 x 6'04 (2.31m x 1.93m)

**Shower Room**  
6' x 6'04 (1.83m x 1.93m)



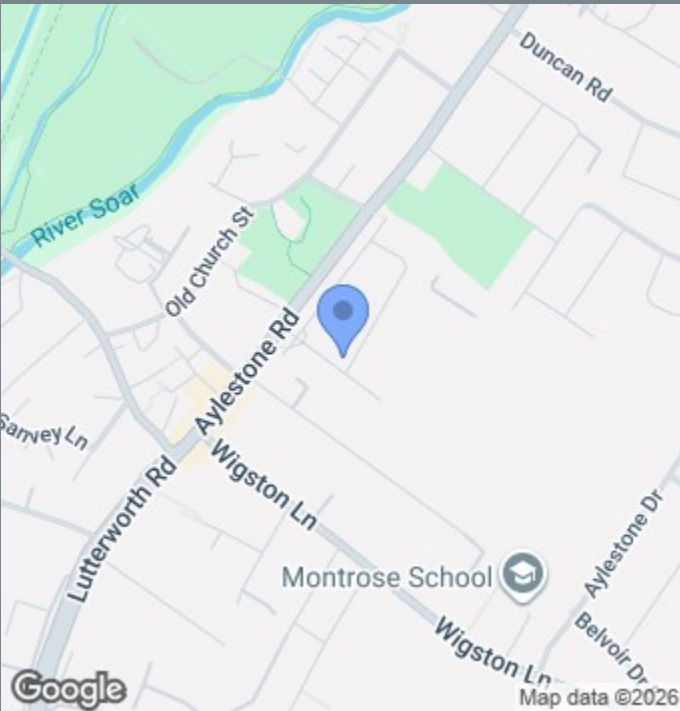


# OVERVIEW

- Lovely Semi Detached Family Home
- Fabulous Corner Plot & Great Location
- No Onward Chain
- Porch & Entrance Hall
- Lounge Diner & Kitchen
- Downstairs Cloakroom
- Three Bedrooms & Shower Room
- Driveway & Car Port
- Wrap Around Garden
- EER = tbc, Freehold, Tax - C

# LOCATION LOCATION....

Aylestone is perfect for anyone wanting to be near the City Centre but without the hustle and bustle. Aylestone is close to surrounding motor ways and Fosse Shopping Park. Aylestone has everything to offer with a wide range of shops, supermarkets, takeaways, restaurants and pubs. For all the fitness fanatics there is a fully equipped gym with swimming pool, sauna, squash courts and tennis courts and an all-weather football pitch. The King Power stadium home to Leicester City Football Club is only a short drive away as is the Tigers Rugby Club. Aylestone is also home to the Leicestershire County Cricket Club. Aylestone has many schools for all ages including an all-girls secondary school and being a short bus drive away from the City Centre it is also convenient for anyone attending University or College or commuting via train. Aylestone Meadows forms the southern end of the Leicester riverside that stretches through the heart of the city to Watermead Country Park in the north. They are home to a variety of wildlife and is Leicester's largest local nature reserve. Aylestone boasts a really beautiful example of the grand union canal and this part of our Leicester Section follows the canal via lovely countryside right into the heart of Leicester City.



# THE INSIDE STORY

*This lovely semi-detached family home occupies a fabulous corner plot within a desirable village location & is offered with the added benefit of no onward chain, making it an ideal opportunity for buyers seeking a smooth & straightforward move. A welcoming porch, with space for coats & shoes, opens into the entrance hall, setting the tone for the well-proportioned accommodation throughout. The heart of the home is the bright & spacious lounge diner, offering flexible living space to suit modern family needs. The dining area enjoys a charming bay window to the front, creating a perfect spot for family meals or entertaining, while the lounge area is positioned to the rear with a window overlooking the garden & a feature fireplace providing a cosy focal point. The kitchen is fitted with quality cabinetry & contrasting work surfaces, offering excellent storage & worktop space for everyday cooking. An outer lobby leads to a useful downstairs WC & additional store room, providing practicality & keeping the main living areas clutter-free. Upstairs, the landing leads to three good-sized bedrooms, all offering flexibility for family use, guests or working from home. The primary bedroom is a standout feature with its own bay window & fitted wardrobes. Completing the first floor is the shower room, fitted with a high-level WC, wash hand basin & walk-in shower. Externally, the property benefits from a driveway & carport, providing off-road parking. The corner plot position creates a wonderful sense of space, with gardens to the front & side, while the low-maintenance rear garden offers an ideal outdoor area for relaxing or entertaining. A fantastic opportunity to acquire a well-presented home in a sought-after village setting, with generous outdoor space & no onward chain.*

