

FLOOR PLAN

DIMENSIONS

Hallway

Lounge
13'1 x 9'11 (3.99m x 3.02m)

Dining Kitchen
12' x 16'7 (3.66m x 5.05m)

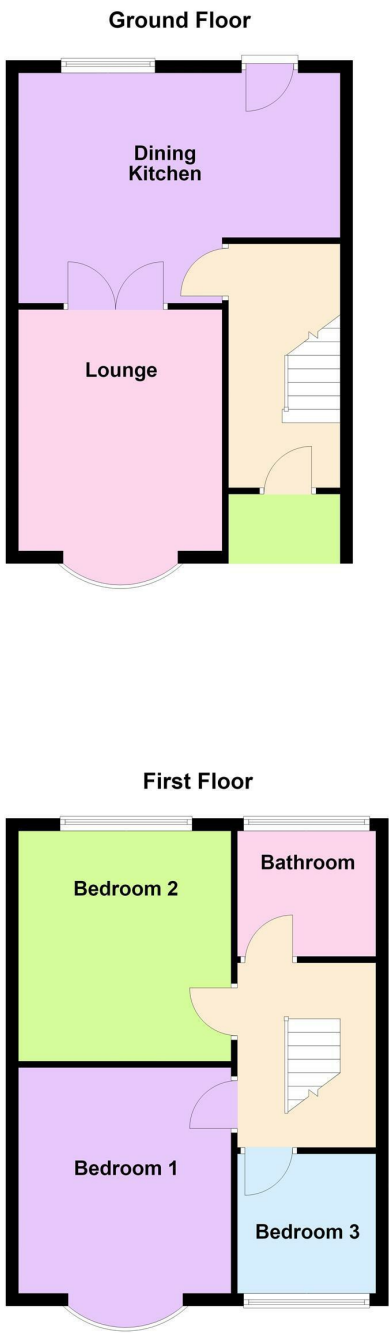
Landing

Bedroom One
13'3 x 10' (4.04m x 3.05m)

Bedroom Two
12' x 10' (3.66m x 3.05m)

Bedroom Three
7' x 7'3 (2.13m x 2.21m)

Bathroom
6'5 x 7'2 (1.96m x 2.18m)

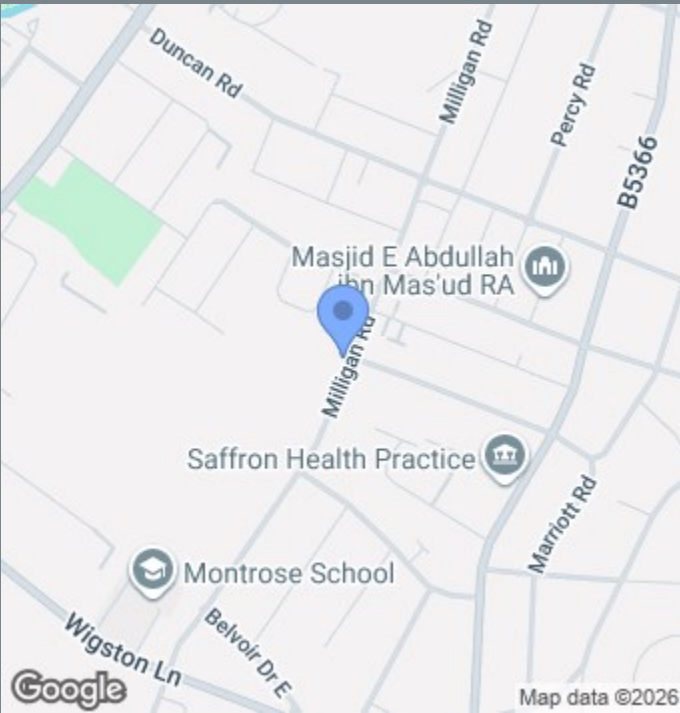


OVERVIEW

- Beautiful Family Home
- No Onward Chain & Great Location
- Hallway & Lounge
- Dining Kitchen
- Three Bedrooms
- Family Bathroom
- Driveway & Fabulous Garden
- Open Views To Rear
- Viewing Is Essential
- EER -TBA , Freehold, Tax -A

LOCATION LOCATION....

Milligan Road enjoys a fantastic position in the ever-popular suburb of Aylestone, an area loved for its welcoming community, abundance of green spaces & excellent everyday convenience. Just a short stroll away are the beautiful Aylestone Meadows & the River Soar, offering miles of scenic walking and cycling routes, while nearby Everards Meadows provides a wonderful place to enjoy a coffee, lunch or a leisurely afternoon surrounded by nature. Aylestone offers a great selection of local shops, cafés, supermarkets & independent businesses, with Fosse Park, Meridian Leisure Park & Leicester city centre all within easy reach for an even wider choice of shopping, dining & entertainment. Families are well served by a number of well-regarded schools, parks & recreational facilities, creating a thriving community that appeals to buyers of all ages. For commuters, the location is hard to beat, with regular bus services, excellent access to the A426, A563 ring road, M1 & M69, together with convenient routes into Leicester city centre. Combining beautiful green surroundings, fantastic amenities & superb transport links, Milligan Road is a wonderful place to enjoy everything Aylestone has to offer.



THE INSIDE STORY

Offered to the market with no onward chain, this beautiful family home occupies a fantastic location and enjoys wonderful open views to the rear over the training ground, creating a peaceful backdrop that's rarely found. Well presented throughout, the property offers comfortable and versatile accommodation, making it an ideal choice for families, first-time buyers or those looking to upsize. Step inside the welcoming entrance hall, which leads into the spacious lounge. A beautiful bay window to the front floods the room with natural light, creating a warm and inviting space that's perfect for relaxing with family or curling up with a good book at the end of the day. To the rear of the home, the dining kitchen is designed with modern family living in mind. Fitted with stylish white cabinetry complemented by contrasting work surfaces, it provides plenty of storage and preparation space, while the generous layout easily accommodates a dining table and chairs for everyday meals, family gatherings or entertaining friends. A door leads directly into the garden, making outdoor dining and summer barbecues effortless. Upstairs, the landing gives access to three well-proportioned bedrooms, each offering flexibility to suit a growing family's needs, whether as comfortable bedrooms, a nursery, guest accommodation or a home office. Completing the first floor is the family bathroom. Outside, the property benefits from a driveway providing convenient off-road parking. The rear garden is a wonderful space to enjoy throughout the seasons, featuring a decked seating area that's ideal for relaxing or entertaining, a lawn for children and pets to play, and useful brick-built outhouses providing excellent additional storage. Beyond the garden, the open outlook across the training ground enhances the sense of space and privacy, making this an especially enjoyable place to spend time outdoors.

