

FLOOR PLAN

DIMENSIONS

Entrance Porch
2'57 x 10'30 (0.61m x 3.05m)

Entrance Hall

Lounge
15'8 x 10'89 (4.78m x 3.05m)

Open Plan Kitchen Diner
19'04 x 18'6 (max) (5.89m x 5.64m (max))

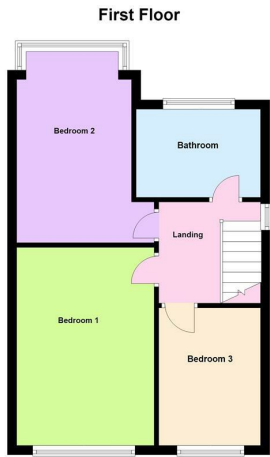
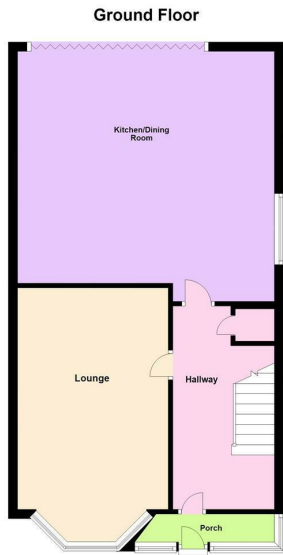
Downstairs WC

Bedroom One
14'8 x 9'94 (4.47m x 2.74m)

Bedroom Two
13'27 x 9'22 (3.96m x 2.74m)

Bedroom Three
9'97 x 7'26 (2.74m x 2.13m)

Family Bathroom
9'45 x 6'44 (2.74m x 1.83m)

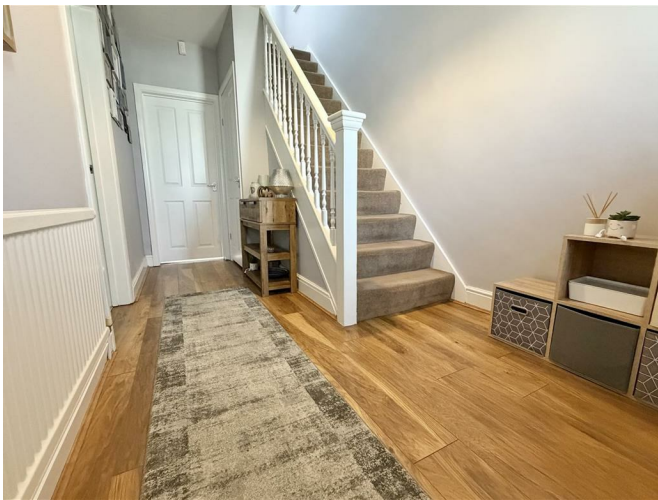
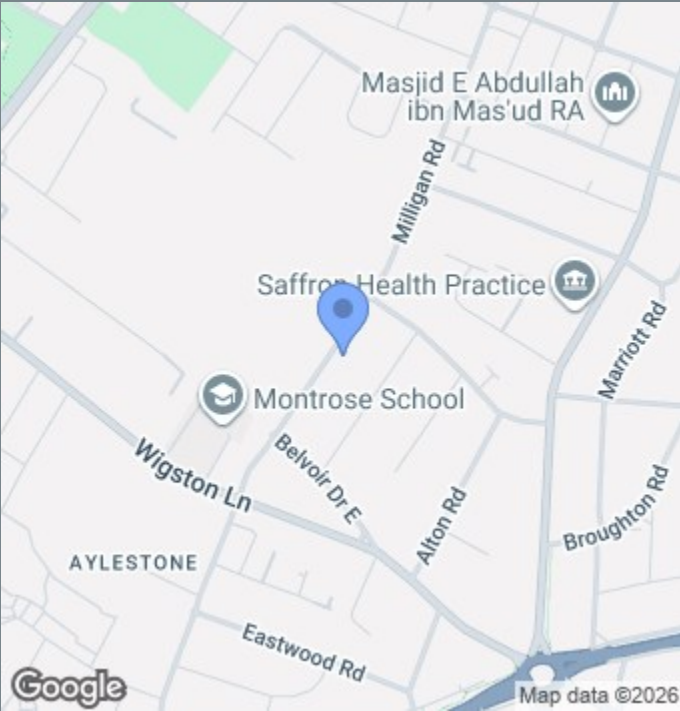


OVERVIEW

- 1930's Semi Detached Family Home
- Three Bedrooms
- Bay Fronted Stylish Lounge
- Open Plan Family Kitchen Diner
- Downstairs WC
- Family Bathroom
- Mature Private Rear Garden
- Driveway Providing Off Road Parking
- Freehold, Council Tax Band , EER Rating To Be Confirmed
- Must Be Viewed

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 just across the road 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

Welcome to this charming semi-detached house located on Aylestone Drive in the vibrant city of Leicester. Built in the 1930's this delightful property combines classic character with modern conveniences, making it an ideal family home.

As you enter through the porch into the entrance hall there are doors to your downstairs living with stairs rising to the first floor. The lounge has a bay window to the front creating a warm and inviting atmosphere, perfect for relaxation at the end of a long day. The heart of this home is the well-appointed open plan family kitchen with a dining area, featuring integrated appliances a space for a range style oven and hob, which could delight any cooking enthusiast. There is ample space for family meals and entertaining, making it ideal for any busy family's, lifestyle. The oak flooring throughout adds a touch of elegance and warmth with Bi fold doors opening out into the garden bringing the outside in.

A useful addition for any modern family is the downstairs WC.

To the first floor are three bedrooms, two doubles and a good size single. The well-designed stylish bathroom has a four piece suite comprising of a bath, shower cubicle, low level WC and wash hand basin.

Externally to the front is a driveway providing off road parking. The rear garden is a true delight, mainly laid to lawn with a patio area perfect for outside entertaining in the summer months. , this semi-detached house on Aylestone Drive presents a wonderful opportunity to own a piece of Leicester's history while enjoying modern living. With its charming features and practical layout, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely house your new home, a viewing is a must.

