

FLOOR PLAN

DIMENSIONS

Porch
2'11 x 6' (0.89m x 1.83m)

Entrance Hall
13'4 x 6' (4.06m x 1.83m)

Lounge
13'2 x 12'7 (4.01m x 3.84m)

Dining Room
10'5 x 8'11 (3.18m x 2.72m)

Kitchen
10'5 x 9'7 (3.18m x 2.92m)

Outer Lobby

Downstairs WC & Utility
9'11 x 4'11 (3.02m x 1.50m)

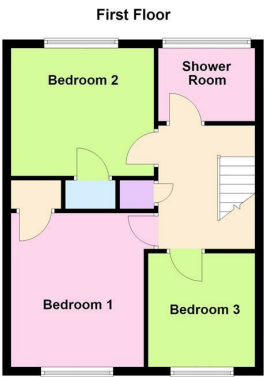
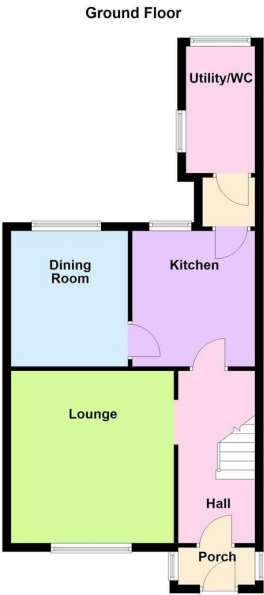
Landing
9'6 x 7'6 (2.90m x 2.29m)

Bedroom One
11'9 x 10'5 (3.58m x 3.18m)

Bedroom Two
10' x 11'2 (3.05m x 3.40m)

Bedroom Three
8'2 x 8'3 (2.49m x 2.51m)

Shower Room
5'5 x 7'5 (1.65m x 2.26m)

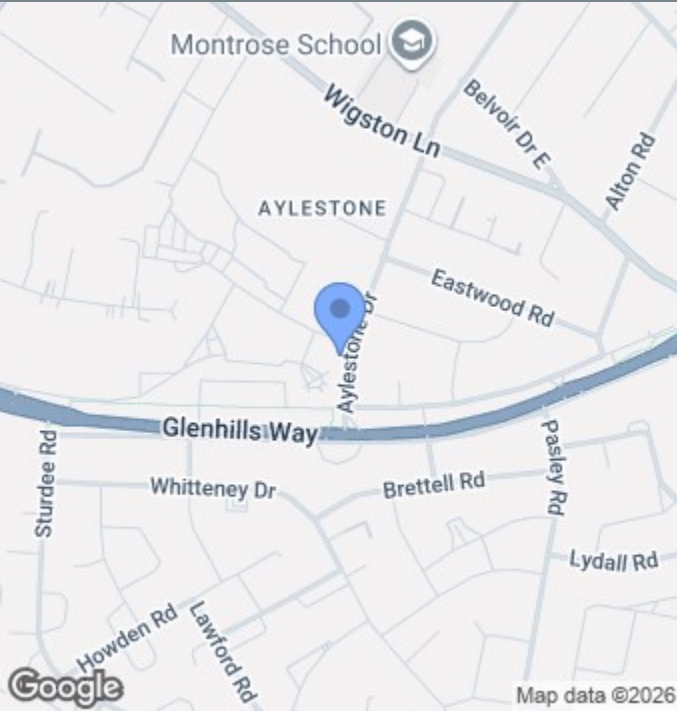


OVERVIEW

- Spacious Family Home
- Popular Location
- Chain Free - Non Standard Construction
- Porch & Hallway
- Lounge & Dining Room
- Kitchen & Utility With WC
- Three Bedrooms
- Shower Room
- Front & Rear Gardens
- EER -TBA , Freehold, Tax - A

LOCATION LOCATION....

Aylestone Drive enjoys a fantastic position within the popular Aylestone area, offering a wonderful balance of everyday convenience, green open spaces & a friendly community feel. Families are particularly well catered for, with Montrose School just a short distance away, alongside Eyres Monsell Primary School & further schooling nearby. Everyday essentials are within easy reach, with local convenience stores, shops, takeaways & services nearby, while Fosse Shopping Park is only a short drive away for an extensive choice of shops, restaurants & leisure facilities. One of the real highlights of living in Aylestone is the abundance of beautiful outdoor space, with Aylestone Meadows Local Nature Reserve, Riverside Park & Aylestone Hall Gardens all offering wonderful places for family walks, cycling, dog walks or simply enjoying some fresh air. Commuters are equally well placed, with regular bus services nearby, easy routes into Leicester city centre & convenient access towards the A563, M1 & M69, while South Wigston railway station is around two kilometres away. Combining fantastic amenities, schooling, beautiful green spaces & excellent transport links, Aylestone Drive is a wonderful place to call home.



THE INSIDE STORY

Offered to the market with no onward chain, this spacious family home occupies a great location & offers generous accommodation with plenty of scope for its next owners to add their own style & create a wonderful home for years to come. A useful porch opens into the welcoming entrance hall, leading through to the main living spaces. To the front, the lounge is a comfortable & inviting room with a window bringing in plenty of natural light, while a feature fireplace creates a charming focal point. With ample space for family seating, it is perfect for cosy evenings or relaxing with friends. The separate dining room enjoys views over the rear garden & provides an ideal setting for family meals, Sunday lunches or entertaining. The kitchen offers excellent potential to be updated to individual taste, providing the opportunity to create a fantastic cooking space to suit modern family life. An outer lobby leads to a useful utility area, helping to keep laundry & household essentials away from the main kitchen, while the downstairs WC adds further practicality. Upstairs, the landing leads to three good-sized bedrooms, all nicely finished & offering comfortable accommodation for a growing family. The rooms provide plenty of flexibility for children, guests, dressing space or a home office if required. A shower room completes the first-floor accommodation. Outside, the property benefits from gardens to both the front & rear. The rear garden provides plenty of space to relax, play or entertain, with the added bonus of an undercover seating area—perfect for outdoor dining, summer gatherings or enjoying the garden even when the British weather has other ideas! A spacious home with fantastic potential, generous rooms & no onward chain, ready for its next family to make it their own.

