

FLOOR PLAN

DIMENSIONS

Hallway

Lounge
13'06 x 11' (4.11m x 3.35m)

Dining Kitchen
10'08 x 16'10 (3.25m x 5.13m)

Utility
11'01 x 7'08 (3.38m x 2.34m)

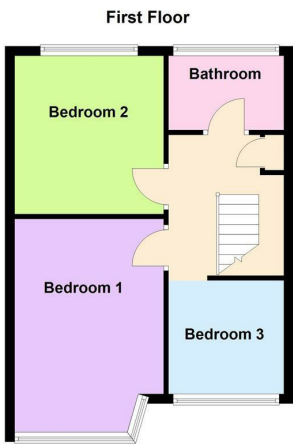
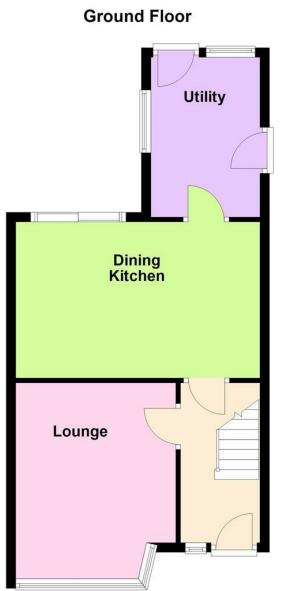
Landing

Bedroom One
13'08 x 11' (4.17m x 3.35m)

Bedroom Two
10'09 x 10'07 (3.28m x 3.23m)

Bedroom Three
7'03 x 7'03 (2.21m x 2.21m)

Bathroom
5' x 7'03 (1.52m x 2.21m)

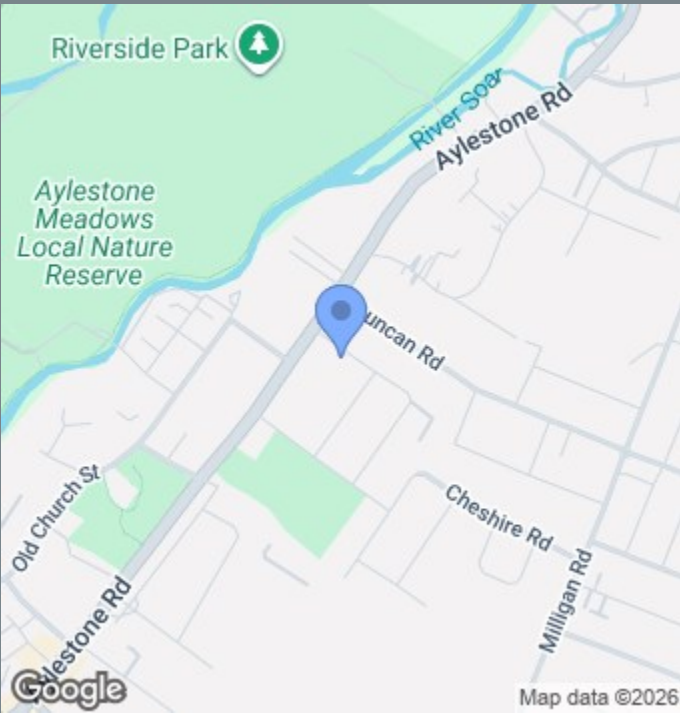


OVERVIEW

- Beautiful Family Home
- Fabulous Location
- Hallway & Lounge With Open Fire
- Lovely Dining Kitchen & Utility
- Three Bedrooms
- Family Bathroom
- Block Paved Driveway
- Sun Filled Rear Garden
- Viewing Is Advised
- EER - D, Freehold, Tax Band - A

LOCATION LOCATION....

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

Situated in the heart of Aylestone, this fabulous family home is beautifully presented throughout & offers stylish, well-balanced accommodation perfectly suited to modern family living. Thoughtfully improved by the current owner, the property demands an internal viewing to truly appreciate the warmth, space & finish on offer. Upon entering, you are welcomed into an inviting hallway leading through to a charming lounge, featuring a bay window to the front aspect allowing natural light to flood through, alongside a beautiful open fire creating a cosy focal point—perfect for relaxing evenings or entertaining guests. To the rear, the dining kitchen forms the true heart of the home. Fitted with an extensive range of shaker-style wall & base cabinets complemented by work surfaces, this impressive space offers both practicality & style. There is ample room for a table & chairs, making it ideal for family meals, social gatherings, or everyday living, while patio doors open directly onto the garden creating a seamless indoor & outdoor flow during the warmer months. A separate utility room adds further convenience & helps keep the main living space organised. Upstairs, the landing leads to three well-proportioned bedrooms, all beautifully presented & offering flexible accommodation for growing families, guests, or workspace if required. The family bathroom provides a bright & comfortable space, fitted with a white three piece suite comprising, low level wc, wash hand basin and bath with shower over. Externally, the property continues to impress with a block paved driveway providing off-road parking. To the rear, the sun-filled south-facing garden is a wonderful outdoor retreat, featuring a lawn & patio area perfect for outdoor dining, entertaining, or simply enjoying the sunshine throughout the day. A truly lovely home in a sought-after location—early viewing is highly recommended.

