

FLOOR PLAN

DIMENSIONS

Lounge
11'2 x 11'2 (3.40m x 3.40m)

Dining Kitchen
14'11 x 11'2 (4.55m x 3.40m)

Utility
9'7 x 5'9 (2.92m x 1.75m)

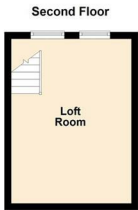
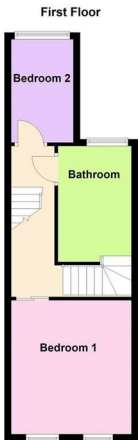
Landing

Bedroom One
11'6 x 12'11 (3.51m x 3.94m)

Bedroom Two
9'10 x 5'10 (3.00m x 1.78m)

Bathroom

Loft Room
15'11 x 11'9 (4.85m x 3.58m)



OVERVIEW

- Beautiful Home
- Popular Location
- Spacious Lounge
- Dining Kitchen Includes Underfloor Heating & Utility Room
- Two Bedrooms
- Lovely Bathroom - Underfloor Heating
- Loft Room
- Enclosed Garden
- Viewing Is A Must
- EER - D, Freehold, Tax Band - A

LOCATION LOCATION....

Hawkesbury Road is situated within the popular suburb of Aylestone, a well-established area to the south-west of Leicester known for its strong community feel and excellent local amenities. The area benefits from a range of nearby shops, supermarkets and everyday services, with local convenience stores and larger retailers easily accessible, as well as further shopping and leisure facilities at Fosse Park and Leicester city centre. Families are well served by a selection of reputable primary and secondary schools within close proximity. Residents also enjoy outstanding access to green spaces, including the much-loved Aylestone Meadows and the River Soar, offering scenic walking routes, cycling paths and open parkland. Hawkesbury Road is well positioned for travel, with regular bus services and convenient access to the A426, A563 ring road and M1, providing excellent connectivity for commuters. Combining green surroundings, convenience and a welcoming neighbourhood atmosphere, Aylestone remains a highly desirable place to live.



THE INSIDE STORY

Dating back to the 1800's & forming part of the charming Bellairs Villas, this stunning family home beautifully blends character with modern living, offering stylish & versatile accommodation throughout. The property opens into a bright & inviting lounge, featuring a bay window to the front that allows natural light to pour in, along with a contemporary wall-mounted fire that creates a striking focal point. A charming window seat adds to the appeal, creating the perfect spot to relax, read or simply enjoy the outlook. This spacious room is ideal for both relaxing & entertaining, offering a warm & welcoming atmosphere. To the rear, the dining kitchen provides a fantastic social space at the heart of the home. Fitted with sleek black wall & base cabinets, it offers a bold & modern finish, complemented by ample workspace, a sink drainer with mixer tap, & an eye-level oven. With plenty of room for a table & chairs, this area is perfect for family meals, hosting guests, or simply enjoying everyday living. A separate utility room adds further practicality, keeping the main space clutter-free. Upstairs, the landing leads to two well-proportioned bedrooms, both offering comfortable accommodation & flexibility for a variety of uses. The family bathroom is a real highlight, featuring a four-piece suite comprising a corner bath, wash hand basin, WC, & a separate shower cubicle, with underfloor heating too—providing both style & convenience. Stairs rise to the loft room, which benefits from skylights, creating a bright & airy additional space. This versatile area could be used as a home office, hobby room, guest space, or a peaceful retreat. Externally, the rear garden is both attractive & low maintenance, offering a lovely space to relax or entertain, while enjoying open views beyond—adding a real sense of space & tranquillity. A beautifully presented home combining period charm with a modern finish & flexible living space—early viewing is highly recommended.

