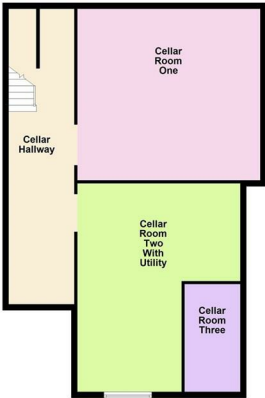


FLOOR PLAN

DIMENSIONS

- Porch**
4'03 x 7' (1.30m x 2.13m)
- Entrance Hallway**
37'11 x 7' (11.56m x 2.13m)
- Family Living Kitchen**
17'02 x 22'06 (5.23m x 6.86m)
- Pantry**
4'01 x 4'06 (1.24m x 1.37m)
- Downstairs Cloakroom**
3'06 x 4'11 (1.07m x 1.50m)
- Lounge**
21'08 x 18'02 (6.60m x 5.54m)
- Garden Room**
18'02 x 7'03 (5.54m x 2.21m)
- Landing**
23'02 x 7' (7.06m x 2.13m)
- Bedroom One**
11'08 x 13' (3.56m x 3.96m)
- En Suite**
11'08 x 4'02 (3.56m x 1.27m)
- Bedroom Two**
17' x 10'10 (5.18m x 3.30m)
- Bedroom Three**
9'06 x 11'08 (2.90m x 3.56m)
- Bedroom Four**
10'11 x 7' (3.33m x 2.13m)
- Bathroom**
11'10 x 6' (3.61m x 1.83m)
- Cellar Room One**
18'06 x 19'10 (5.64m x 6.05m)
- Cellar Room Two With Utility**
22'02 x 17'08 max (6.76m x 5.38m max)
- Cellar Room Three**
11'07 x 6'03 (3.53m x 1.91m)
- Cellar Hall**
32'01 x 7'01 (9.78m x 2.16m)

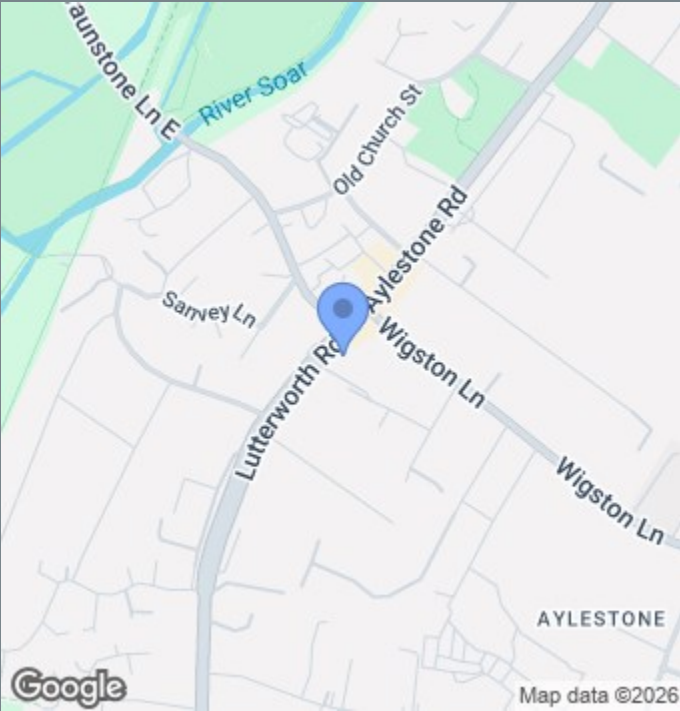


OVERVIEW

- Stunning Edwardian Home With Original Features
- Grand Entrance Hallway & Lounge
- Spacious Lounge & Dining Kitchen With Granite Work Tops
- Pantry & Downstairs Cloakroom
- Four Double Bedrooms
- En Suite To Primary & Family Bathroom
- Driveway & Cottage Style Garden
- Generous Cellar With Utility
- Viewing Is An Absolute Must
- EER - D, Freehold, Tax - D

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

This impressive Edwardian home is bursting with character & charm, showcasing high ceilings, original features & spacious accommodation throughout, while perfectly blending period elegance with modern family living. A home of real personality, it demands an internal viewing to fully appreciate the size & versatility on offer. The property is entered via a porch leading into a welcoming hallway, setting the tone for the grandeur beyond. The lounge offers a warm & elegant space to relax or entertain, while the dining kitchen forms the heart of the home, providing ample room for family meals, social gatherings & everyday living. A beautiful wood burning stove creates a cosy focal point, adding warmth & character to this sociable space. A walk-in pantry provides excellent storage, complemented further by a downstairs cloakroom. To the side, the stunning sun room is flooded with natural light & offers lovely views over the garden, creating a peaceful additional reception space ideal for relaxing throughout the seasons. One of the standout features of the property is the magnificent dog leg staircase rising to the first floor, adding to the sense of character & scale throughout the home. Upstairs, there are four well-proportioned bedrooms offering flexibility for growing families or guest accommodation. The primary bedroom benefits from its own en suite, while the family bathroom is fitted with a four-piece suite creating a spacious & comfortable environment. The landing also provides a useful office space, ideal for working from home, studying, or a quiet reading area. To the lower ground floor, the substantial cellar is divided into three rooms alongside a utility area, offering fantastic versatility for storage, hobbies, workshops, or future potential. Externally, the cottage-style garden provides a charming outdoor retreat filled with greenery & character, while a driveway adds valuable off-road parking.

