

FLOOR PLAN

DIMENSIONS

**Porch**  
5'02 x 4'04 (1.57m x 1.32m)

**Lounge Diner**  
15'07 x 13'08 (4.75m x 4.17m)

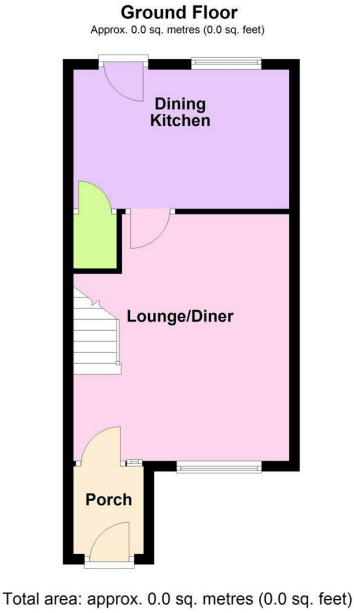
**Dining Kitchen**  
8'10 x 13'08 (2.69m x 4.17m)

**Landing**

**Bedroom One**  
13'10 x 10'02 (4.22m x 3.10m)

**Bedroom Two**  
8'03 x 7' (2.51m x 2.13m)

**Bathroom**  
5'07 x 6'03 (1.70m x 1.91m)



# OVERVIEW

- Beautiful Townhouse
- Fabulous Location
- No Onward Chain
- Porch & Lounge Diner
- Dining Kitchen
- Two Bedrooms & Bathroom
- Driveway & Enclosed Garden
- Viewing Is Advised
- EER Rating - D, Freehold
- Council 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

*Nestled in a sought-after and convenient location, this delightful two-bedroom townhouse presents an exceptional opportunity for first-time buyers, downsizers, or investors alike. Offered with no onward chain, this well-presented home combines comfort, character, and practicality in equal measure. Step into a welcoming enclosed porch, offering the perfect space to neatly store coats, shoes, and umbrellas—a thoughtful touch for everyday living. The heart of the home is the spacious lounge/diner, flooded with natural light from the large front-facing window. A feature fireplace adds a cosy focal point, ideal for relaxed evenings or entertaining guests. To the rear, the dining kitchen boasts generous proportions and ample storage, with space for a dining table and direct access to the garden —perfect for summer meals al fresco or weekend coffee in the sun. Upstairs, a landing leads to two comfortable bedrooms, each offering a tranquil retreat. The bathroom is fitted with a three piece suite comprising of low level wc, wash hand basin and bath with shower over. Externally, the property benefits from a private driveway, providing off-road parking, and a well-maintained rear garden ideal for entertaining.*

