

FLOOR PLAN

DIMENSIONS

Porch
1'05 x 6'03 (0.43m x 1.91m)

Entrance Hall
13'06 x 6'03 (4.11m x 1.91m)

Living Room
14'04 x 12'06 (4.37m x 3.81m)

Lounge
12' x 11'02 (3.66m x 3.40m)

Dining Kitchen
8'09 x 15'06 (2.67m x 4.72m)

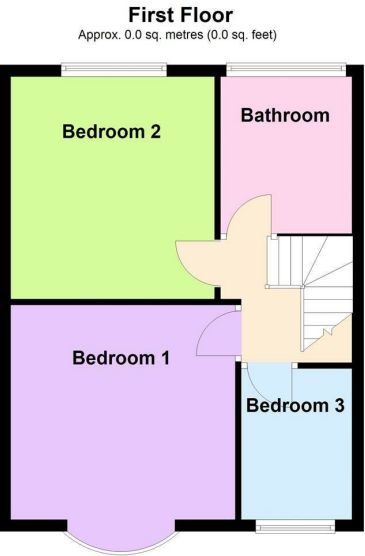
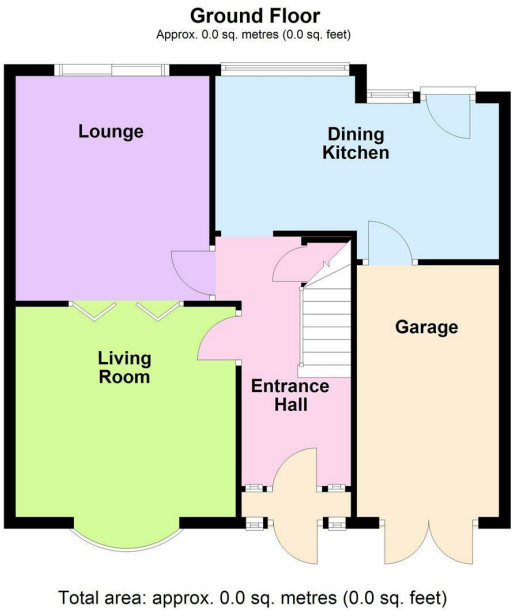
Landing

Bedroom One
14'04 x 12'03 (4.37m x 3.73m)

Bedroom Two
12'01 x 11'02 (3.68m x 3.40m)

Bedroom Three
8'03 x 6'02 (2.51m x 1.88m)

Family Bathroom
8'08 x 7'01 (2.64m x 2.16m)

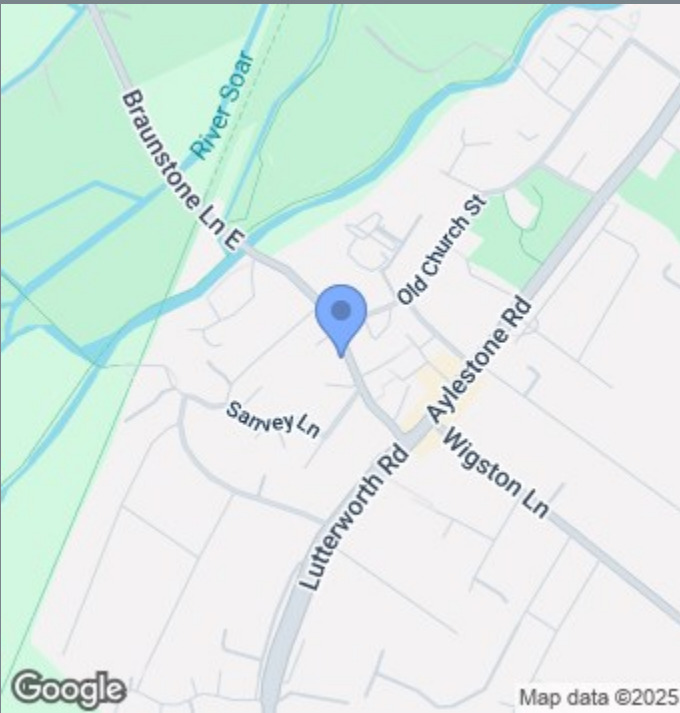


OVERVIEW

- Beautiful Bay Fronted Family Home
- Popular Village Location
- No Onward Chain
- Porch & Entrance Hall
- Living Room & Lounge
- Dining Kitchen
- Three Bedroom & Family Bathroom
- Driveway & Garage
- Lovely Rear Garden
- EER - D, Freehold, Tax Band - B

LOCATION LOCATION....

Old Aylestone Village is a quaint & historic enclave located in Leicester, offering a captivating glimpse into the past with its rich heritage & picturesque charm. Situated at the junction of the River Soar & the Grand Union Canal, this area is a hidden gem, known for its period cottages & peaceful waterways that are tucked away from the hustle & bustle of modern life. The village is steeped in history, with St. Andrew's Church dating back to the 13th century, adding to the area's historical significance. The area's proximity to the river & canal adds to its appeal, providing scenic views & a tranquil setting that is perfect for leisurely walks & picnics. Aylestone is close to surrounding motor ways & Fosse Shopping Park & has plenty to offer with a wide range of shops, supermarkets, takeaways, restaurants & pubs. Old Aylestone Village is more than just a place, it's a living museum that encapsulates the essence of Leicester's past. With its well-preserved architecture, rich history & community spirit, it stands as a testament to the enduring appeal of traditional English villages.



THE INSIDE STORY

Offered for sale with no onward chain this beautiful home is ready for its next chapter. Set in the heart of Aylestone, this traditional bay-fronted family home offers an exciting opportunity for buyers looking to put their own stamp on a property. Bursting with character and original features, it's a home with great bones, waiting for a new family to bring it to life. A welcoming porch leads into the entrance hall, setting the tone for the home's period charm. At the front of the house, the first reception room features a classic bay window and an attractive fireplace – ideal as a living room, dining room, or even a playroom. Bi-fold doors open through to a generous second lounge with another fireplace and patio doors that lead into the garden, creating a lovely sense of flow and light. The dining kitchen is well-proportioned with fitted wall and base units, a stainless steel sink with mixer tap, plumbing for a washing machine, and plenty of room for a family table. A back door opens directly into the rear garden, offering practical access and future potential to enhance the space. Upstairs, a stained glass window on the landing adds a touch of period charm. There are three bedrooms, all of good size, and a family bathroom fitted with a classic white three-piece suite. Outside, the property benefits from a driveway and a garage with barn-style doors. The rear garden is mature and well-established, with a mix of trees, shrubs, a lawn, and a patio area – perfect for outdoor enjoyment and offering a sense of privacy.

