

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge Diner
24'2 x 10'11 (7.37m x 3.33m)

Breakfast Kitchen
14'5 x 12' (4.39m x 3.66m)

Downstairs Cloakroom

Landing

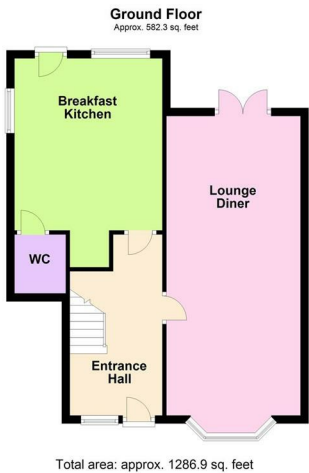
Bedroom One
13'9 x 11'1 (4.19m x 3.38m)

Bedroom Two
9'11 x 11'1 (3.02m x 3.38m)

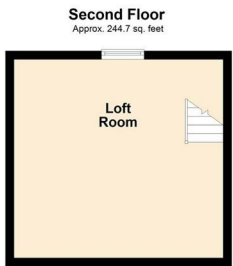
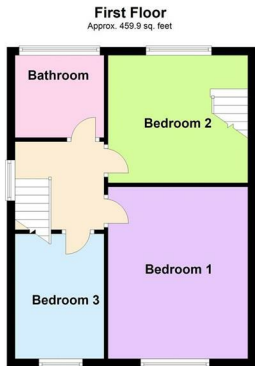
Bedroom Three
10' x 7'3 (3.05m x 2.21m)

Family Bathroom

Loft Room



Total area: approx. 1286.9 sq. feet

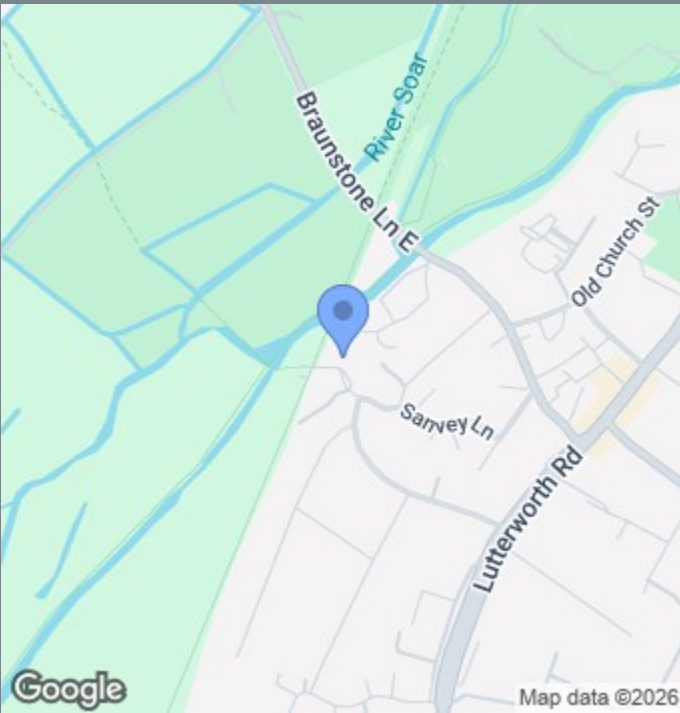


OVERVIEW

- Beautiful & Spacious Family Home
- Fabulous Village Location
- Entrance Hall & Breakfast Kitchen
- Lounge Diner & Downstairs Cloakroom
- Three Bedrooms & Bathroom
- Loft Room
- Driveway & Enclosed Garden
- Viewing Is A Must
- EER Rating - D, Freehold
- Council 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 everything 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

This charming semi-detached family home is a must-see, offering a blend of comfort, space, and versatility. Situated on a picturesque road in a lovely village, it provides an idyllic setting for family life. Upon entering, the welcoming entrance hall sets the tone for the rest of the house. The lounge diner is both spacious and inviting, with a bay window that floods the room with natural light and French doors that open onto the garden, seamlessly connecting indoor and outdoor living. The heart of the home is the extended breakfast kitchen, a bright and airy space that boasts matching cabinets and an island with stools, perfect for casual dining or entertaining. The kitchen's design is both functional and stylish, making it a hub for family activities. A downstairs cloakroom adds convenience, while the upstairs landing leads to three well-proportioned bedrooms. The main bedroom features fitted wardrobes, offering ample storage space. The family bathroom serves the bedrooms well, with a modern suite that caters to the needs of a growing family. The property's versatility is further enhanced by the loft room, accessible via stairs from bedroom two. With skylights, this space is filled with natural light and can be adapted to suit various needs, whether as a home office, playroom, or additional bedroom. Outside, the driveway provides off-street parking, while the enclosed rear garden offers a tranquil retreat. With a lawn, patio area, and raised seating at the top, the garden is perfect for relaxation and outdoor entertaining.

