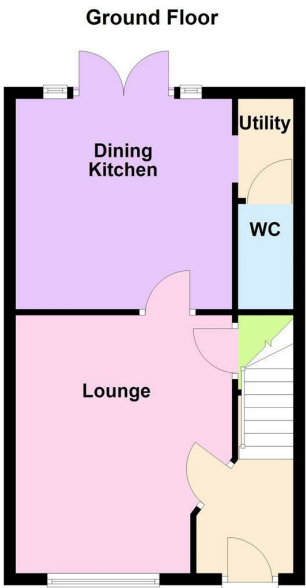
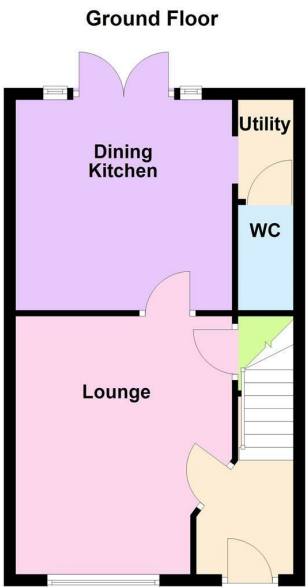


FLOOR PLAN

DIMENSIONS

- Hallway
- Lounge
14'05 x 12' (4.39m x 3.66m)
- Dining Kitchen
- Downstairs Cloakroom
- Utility Area
- Landing
- Bedroom One
- En Suite
- Bedroom Two
- Bedroom Three
- Bathroom

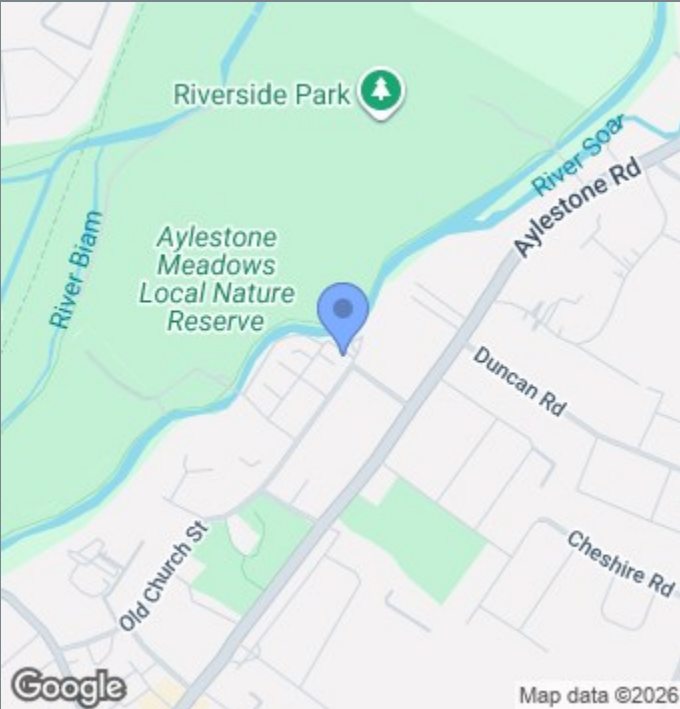


OVERVIEW

- Stunning Family Home
- Fabulous Location
- Entrance Hallway & Lounge
- Modern Dining Kitchen
- Utility Area & Downstairs Cloakroom
- Three Bedrooms
- Newly Fitted En Suite & Bathroom
- Drive & Detached Garage
- Landscaped Garden
- EER - tbc, Freehold, Tax - B

LOCATION LOCATION....

Dragonfly Walk is located within a modern development in the popular suburb of Aylestone, offering a peaceful setting with a strong community feel. The area benefits from convenient access to nearby shops, supermarkets and everyday amenities, with further retail and leisure facilities available at Fosse Park and Leicester city centre. Families are well served by a selection of primary and secondary schools within easy reach. A standout feature of the location is its proximity to Aylestone Meadows and the River Soar, providing beautiful open green space, scenic walking and cycling routes right on the doorstep. Dragonfly Walk is also well positioned for travel, with regular bus services and easy access to the A426, A563 ring road and M1, making it ideal for commuters. Combining modern living with access to nature and excellent connectivity, Aylestone remains a highly desirable place to live.



THE INSIDE STORY

Situated on a lovely modern development, this stunning home enjoys beautiful open views over the park & river, offering a wonderful sense of space and a peaceful outlook rarely found. Upon entering, you are welcomed into a bright entrance hall that leads through to a beautifully presented lounge. Tastefully finished throughout, this inviting space benefits from a window to the front aspect, allowing natural light to flood in—perfect for relaxing or entertaining. To the rear, the recently fitted dining kitchen forms the heart of the home, combining style & practicality. Fitted with sleek white wall & base cabinets, complemented by striking black work surfaces, it offers a contemporary finish alongside integrated appliances including a fridge freezer, dishwasher, oven & hob. The dining area provides ample space for a table & chairs, making it ideal for family meals or social gatherings, while French doors open out onto the garden, creating a seamless indoor-outdoor flow. A separate utility area & downstairs cloakroom add further convenience for everyday living. Upstairs, the landing leads to three well-proportioned bedrooms, all offering flexible accommodation for family life, guest space, or a home office. Bedrooms one & two both benefit from built-in wardrobes, providing excellent storage. The primary bedroom also enjoys a newly fitted en suite, finished to a high standard, while the family bathroom has also been recently updated, offering stylish & modern facilities. Externally, the property continues to impress with a driveway & garage providing off-road parking & storage. The landscaped rear garden offers a fantastic outdoor space, featuring a patio area ideal for dining & entertaining, along with a lawn for relaxing or enjoying the warmer months. A truly beautiful home in a sought-after setting, offering style, space & a wonderful outlook—early viewing is highly recommended.

