



SHEPHERD & WHITE

— ESTATE & LETTING AGENTS —

THE JOURNEY HOME

PEOPLE
PROPERTY
PLACES
POSSIBILITIES

PERCY ROAD

AYLESTONE, LEICESTER
LE2 8FP

A modern two-bedroom end-terraced home, perfect for first-time buyers or investors, combining comfort, efficiency and convenience in a popular Aylestone location.



2
BEDROOMS



MODERN
LIVING



ENERGY
EFFICIENT



GREAT
LOCATION

*A smart place to start
your journey.*





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VIBRANT LIVING BESIDE GREEN SPACES

Aylestone offers the perfect balance of everyday convenience and outdoor living. A friendly, well-connected community with an excellent range of local shops, cafés, pubs and amenities, it's a great place to put down roots.

With Aylestone Meadows on the doorstep, you can enjoy riverside walks, open green spaces and a true sense of escape — all just minutes from Leicester city centre.



CAFÉS &
SHOPS



AYLESTONE
MEADOWS

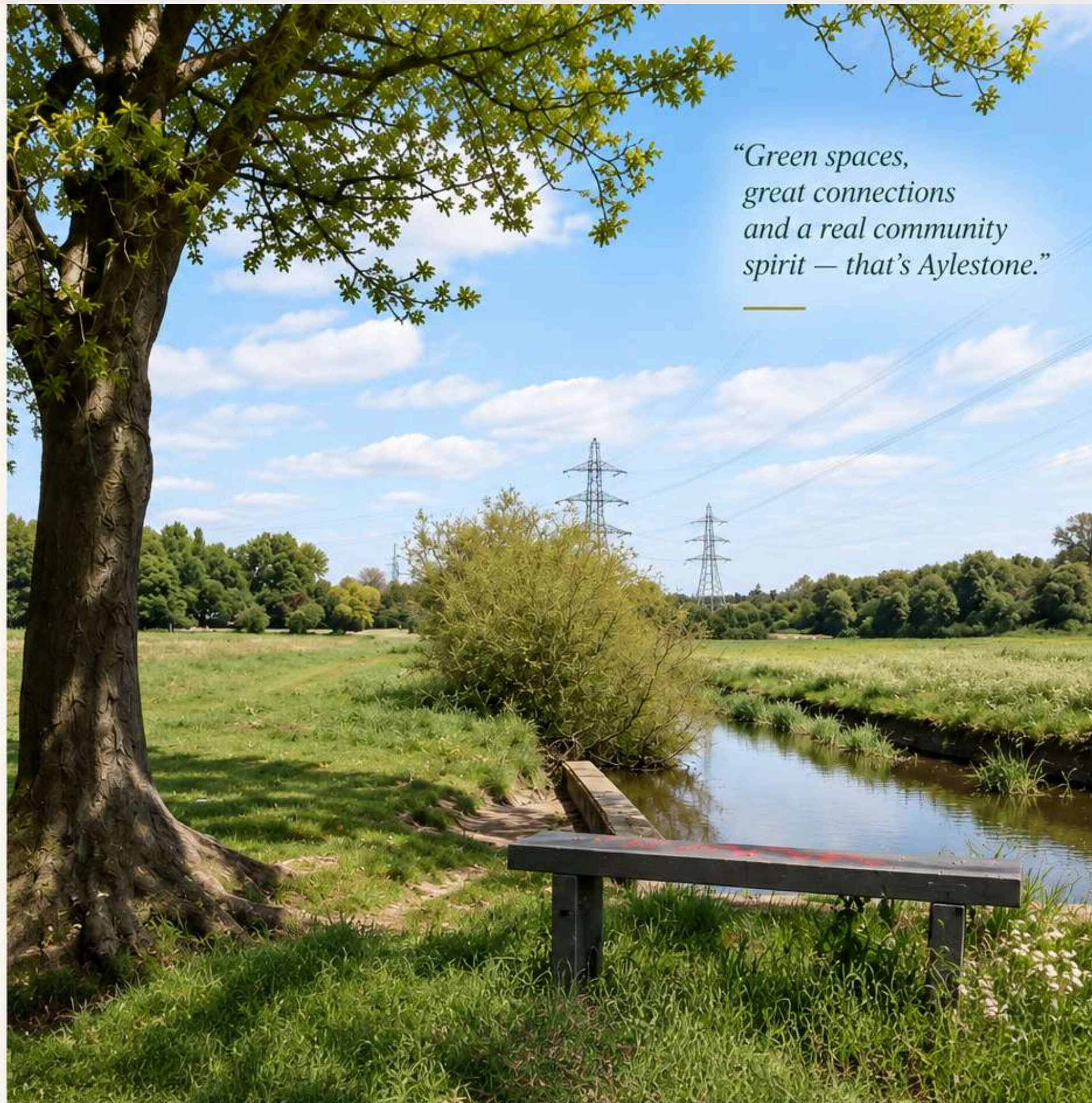


EXCELLENT
TRANSPORT
LINKS



A WELCOMING
COMMUNITY

A thriving community. A more balanced way of life.



*“Green spaces,
great connections
and a real community
spirit — that’s Aylestone.”*

A MODERN HOME IN THE HEART OF AYLESTONE
Percy Road, Aylestone, Leicester LE2 8FP

For a first home, an investment or simply a place to enjoy the next chapter, this modern two-bedroom end-terraced house offers an appealing combination of comfort, practicality and convenience.

Designed for easy modern living, the property provides well-presented accommodation with the reassurance of double glazing and an energy-efficient heat recovery system. A downstairs WC adds everyday practicality, while the low-maintenance rear garden creates a private outdoor space for relaxing, entertaining or enjoying a quiet morning coffee.

Set within the popular Aylestone area, the property is well placed for local schooling, everyday amenities and transport connections into Leicester and beyond. It is a home that offers a straightforward lifestyle today, while leaving scope for its next owner to add their own personality and style.

Percy Road - a place to start, settle and make your own.

LOUNGE

12' 2" x 10' 6" (3.71m x 3.22m)

A bright and comfortable living room offering generous space for both seating and relaxation. The room benefits from a large front-facing window

INNER HALL

With cloakroom off

CLOAKROOM

A useful ground-floor cloakroom fitted with a low-level WC and pedestal wash hand basin, complemented by neutral décor and practical tiled splashback. A frosted window provides natural light and privacy.

DINING ROOM

10' 11" x 7' 4" (3.34m x 2.24m)

Dining area provides ample space for a family table and chairs, with a large window overlooking the rear garden and further natural light through the kitchen. The room offers a practical and sociable space with direct views towards the garden.

FITTED KITCHEN

10' 2" x 6' 5" (3.12m x 1.96m)

A well-appointed fitted kitchen with a range of wood-effect wall and base units, contrasting work surfaces and tiled splashbacks. Integrated appliances include an electric oven with hob and extractor, with space and plumbing for further appliances. A stainless-steel sink is positioned beneath the rear window, overlooking the garden, while a glazed side door provides additional natural light and access to outside. The home also benefits from an energy-efficient, low-maintenance heat recovery system, providing an efficient and comfortable environment throughout.

CENTRAL LANDING

Approached from a central landing are two bedrooms and the family bathroom

BEDROOM ONE

10' 9" x 9' 4" (3.28m x 2.85m)

A well-proportioned double bedroom with neutral décor, fitted carpeting and a front-facing window providing good natural light and pleasant outlook. The room offers ample space for a double bed and bedroom furniture, creating a comfortable and practical sleeping environment.

BEDROOM TWO

10' 7" x 10' 6" (3.23m, narrowing to 2.43m x 3.22m)

A spacious and versatile second bedroom, currently arranged as a home office, with ample space for a double bed if required. The room features a large window providing excellent natural light and pleasant outlook. The flexible layout makes this an ideal bedroom, study or work-from-home space.

BATHROOM

A well-appointed family bathroom comprising a panelled bath with glazed shower screen and electric shower over, pedestal wash hand basin and low-level WC. The walls are partially tiled for ease of maintenance, with a useful fitted vanity unit and frosted window providing natural light and privacy.

REAR GARDEN

A private, enclosed rear garden designed for low-maintenance outdoor enjoyment, featuring artificial lawn and gravel borders. The garden provides useful space for outdoor dining and relaxation.

Measurements

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

Photographs

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Tenure

Freehold – Shepherd & White recommends that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

Consumer Protection Legislation - These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification.

Leicester City Council: Band B

Risk of Flooding: Surface Water: Low, River & Sea: Very Low

Percy Road

Aylestone, Leicester

A well-proportioned two bedroom home offering comfortable living accommodation arranged over two floors, ideally positioned in the popular and convenient Aylestone area.

With a generous lounge, separate dining room, fitted kitchen, two bedrooms and a family bathroom, this property is well suited to first time buyers, couples or investors alike.



2 BEDROOMS



2 RECEPTION ROOMS



FAMILY BATHROOM



POPULAR AYLESTONE LOCATION



IDEAL FOR FIRST TIME BUYERS
OR INVESTORS

Ground Floor



First Floor



Bedroom 2

Bedroom 1

Bedroom 2

*“A great place
to call home
in the heart of
Aylestone.”*



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NOTES – MEASUREMENTS

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CONSUMER PROTECTION LEGISLATION

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ANTI-MONEY LAUNDERING

In accordance with current Anti-Money Laundering Regulations, all prospective purchasers will be required to complete identity verification before a sale can proceed. This will include the provision of valid photographic identification and proof of address, together with information confirming the source of funds where applicable. Shepherd & White works in accordance with UK legislation to ensure compliance and to help facilitate a smooth transaction for all parties.



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LEICESTER
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COALVILLE



ASHBY-DE-LA-ZOUCH
01530 231859



CHARNWOOD FOREST VILLAGES

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

England & Wales

EU Directive
2002/91/EC



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for lettings from start
to finish.



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marketing and strategy to
achieve the best outcome.



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floorplans, lifestyle brochures
and targeted social media
marketing to showcase
your property.



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Unrivalled knowledge of Leicester,
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the Charnwood Forest villages.



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