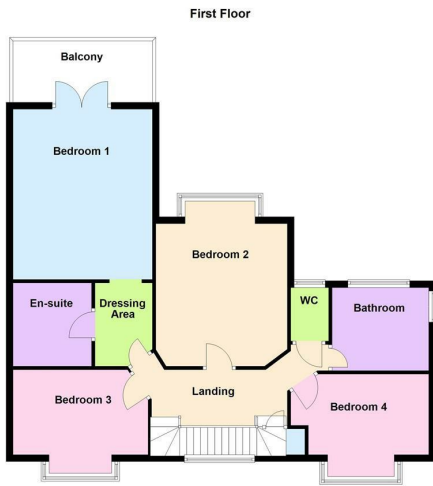


FLOOR PLAN

DIMENSIONS

- Porch**
- Entrance Hall**  
7'07 x 13'01 (2.31m x 3.99m)
- Family Room**  
43' x 13' (13.11m x 3.96m)
- Lounge**  
14'06 x 13'01 (4.42m x 3.99m)
- Dining Kitchen**  
18'10 x 13'03 (5.74m x 4.04m)
- Utility Room**  
9'02 x 8'08 (2.79m x 2.64m)
- Downstairs Cloakroom**  
3'09 x 5'07 (1.14m x 1.70m)
- Landing**
- Bedroom One**  
16'06 x 12'04 (5.03m x 3.76m)
- En Suite**  
7'11 x 7'02 (2.41m x 2.18m)
- Dressing Area**  
8' x 5'06 (2.44m x 1.68m)
- Bedroom Two**  
14'08 x 13' (4.47m x 3.96m)
- Bedroom Three**  
10'08 x 12'11 (3.25m x 3.94m)
- Bedroom Four**  
10'08 x 11'10 (3.25m x 3.61m)
- Bathroom**  
8'01 x 9'06 (2.46m x 2.90m)
- Separate WC**
- Garage**  
18'10 x 9'04 (5.74m x 2.84m)

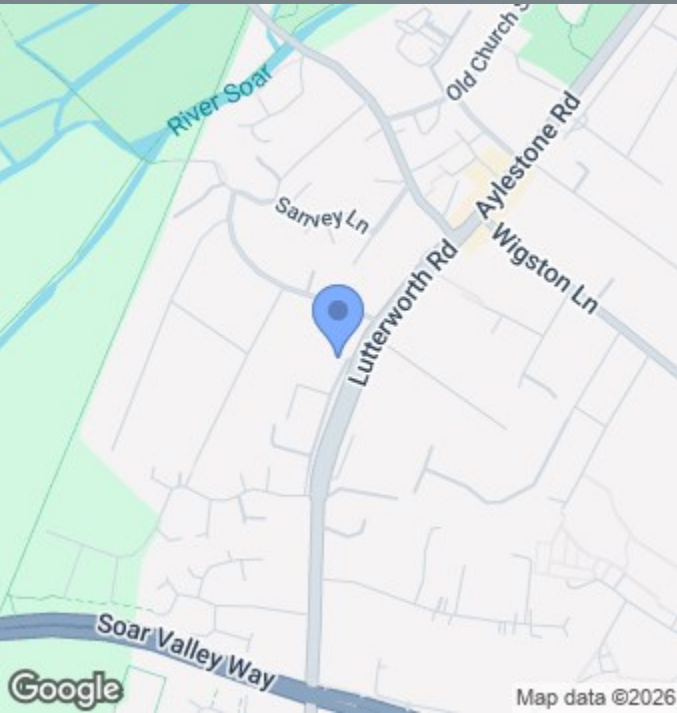


# OVERVIEW

- Extended, Detached Family Home
- Village Location On Private Road
- Porch, Hallway & Utility
- Living Room, Dining Kitchen & Downstairs WC
- Four Great Sized Bedrooms
- Primary With En Suite, Dressing Area & Balcony
- Bathroom With Separate WC
- Driveway & Garage
- Extensive, Well Established Rear Garden
- EER - D, Freehold, Tax - E

# LOCATION LOCATION....

Aylestone is perfect for anyone wanting to be near the City Centre but without the hustle and bustle. Aylestone is 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

Rarely available & positioned along a lovely private road in a sought-after village setting, this spacious family home offers impressive accommodation & a wonderful sense of privacy. Homes in this location seldom come to the market & viewing is highly recommended to appreciate the space & lifestyle on offer. A welcoming porch opens into the main hallway, setting the tone for the generous proportions found throughout. The standout feature of the home is the remarkable 43' family room, an exceptional space designed for both relaxing & entertaining. A bay window to the front allows natural light to pour in, while a charming open fireplace creates a cosy focal point. To the rear, a dramatic floor-to-ceiling window frames views of the garden & patio doors open directly outside, making this an ideal space for gatherings, celebrations or simply enjoying everyday family life. A separate lounge provides an additional retreat, complete with feature fireplace & a window overlooking the garden, creating a calm & inviting atmosphere. The dining kitchen is perfectly suited to family living, fitted with a range of wall & base cabinets along with a matching central island that forms a sociable hub for cooking & conversation. Dual-aspect windows fill the room with light, while there is ample space for a table & chairs, making it ideal for family meals or entertaining guests. A utility room and downstairs cloakroom add further practicality. The staircase leads to an impressive galleried landing, giving access to four generously sized double bedrooms. The primary suite enjoys a dressing area, en-suite shower room & French doors opening onto a balcony, providing a lovely private spot to enjoy the outlook. The remaining bedrooms are all served by a family bathroom with separate WC. Externally, the property benefits from a driveway & garage, along with extensive, well-established gardens offering lawned areas, mature planting & plenty of space for outdoor entertaining or family play.

