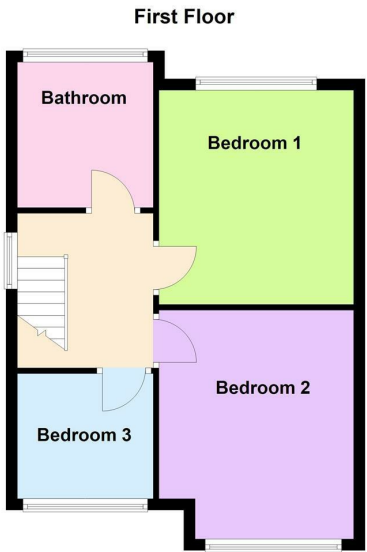
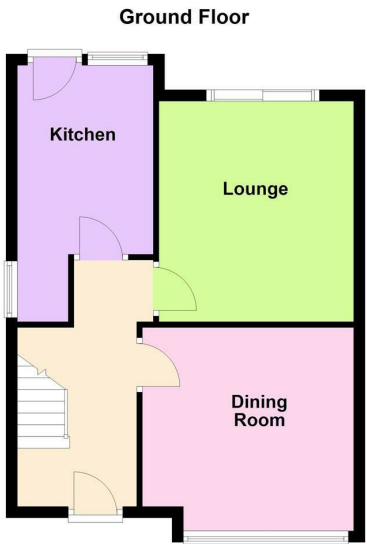


FLOOR PLAN

DIMENSIONS

- Hallway
- Lounge
12'10 x 11'4 (3.91m x 3.45m)
- Dining Room
12'4 x 11'6 (3.76m x 3.51m)
- Kitchen
10'2 x 7'11 (3.10m x 2.41m)
- Landing
- Bedroom One
12'6 x 11'4 (3.81m x 3.45m)
- Bedroom Two
11'7 x 11'4 (3.53m x 3.45m)
- Bedroom Three
6'1 x 7'2 (1.85m x 2.18m)
- Bathroom
8'1 x 7'6 (2.46m x 2.29m)

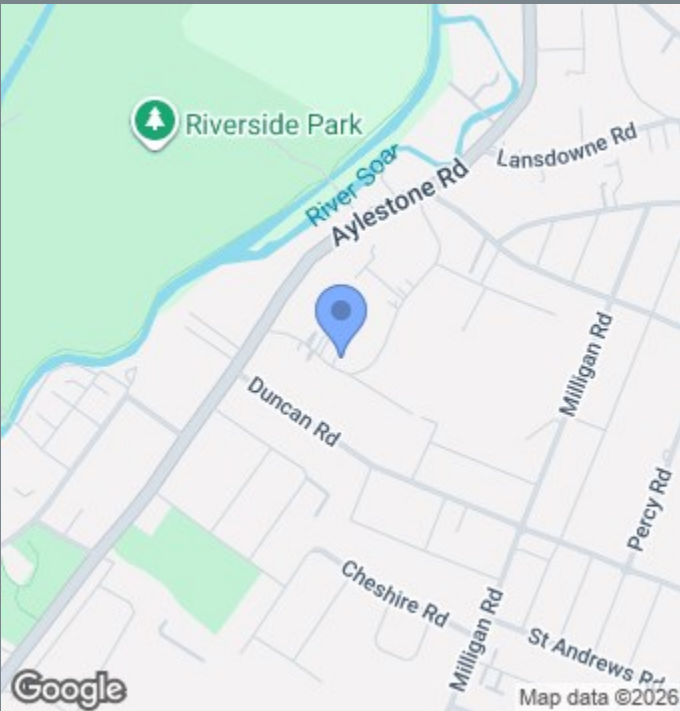


OVERVIEW

- Beautiful Family Home
- Highly Desirable Location
- Entrance Hallway
- Spacious Lounge
- Dining Room & Kitchen
- Three Bedrooms & Bathroom
- Front & Rear Gardens
- Parking & Allotment To The Rear
- Viewing Is A Must
- EER - D, Freehold, Tax Band - C

LOCATION LOCATION....

Park Hill Drive is situated within the popular suburb of Aylestone, a well-established residential area known for its strong community feel and excellent local amenities. The area benefits from a range of nearby shops, supermarkets and everyday services, with further retail and leisure facilities available at Fosse Park and Leicester city centre. Families are well served by a selection of reputable primary and secondary schools within easy reach. One of Aylestone’s key attractions is its abundance of green space, with Aylestone Meadows, the River Soar and local parks providing scenic walking routes, cycling paths and outdoor recreation. Park Hill Drive is also well positioned for travel, offering regular bus services into the city centre, easy access to the A426, A563 ring road and M1, and convenient connections to surrounding areas. Combining convenience, green surroundings and a welcoming community atmosphere, Aylestone remains a highly desirable place to live.



THE INSIDE STORY

Positioned on a highly regarded road in the ever-popular area of Aylestone, this stunning family home beautifully combines character, charm, and practicality, with a wealth of original features throughout. Stepping through the front door, you are welcomed into an inviting entrance hall, where the warmth of the wooden flooring immediately sets the tone for the rest of the property. The lounge is a cosy yet spacious retreat, centred around an attractive feature fireplace, with patio doors that open out onto the garden—perfect for relaxing evenings or entertaining guests in the warmer months. The separate dining room, with its front-facing window and charming fireplace, provides an elegant setting for family meals and special occasions, while also offering flexibility as an additional reception room if desired. The kitchen is full of character, featuring traditional quarry tiled flooring and offering a practical space with plenty of potential to tailor to your own style, whether as a busy family hub or a more contemporary culinary space. Upstairs, the landing leads to three well-proportioned bedrooms, each offering comfortable and versatile accommodation—ideal for family living, guest rooms, or even a home office. The bathroom is fitted with a classic white three-piece suite, providing a clean and functional space. Outside, the property continues to impress. The front garden enhances the home’s kerb appeal, while the well-established rear garden offers a wonderful blend of patio and lawn—perfect for outdoor dining, children’s play, or simply unwinding in a private, green setting. An outside WC adds a useful and practical feature, particularly for those who enjoy spending time outdoors. To the rear, there is also off-road parking along with an allotment space, ideal for keen gardeners or those looking to grow their own produce. A truly charming home in a sought-after location, offering both character and potential—viewing is highly recommended.

