

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge
13'9 x 12'9 (4.19m x 3.89m)

Open Plan Kitchen Diner
27'04 x 9'5 (8.33m x 2.87m)

Utility Room
6'6 x 6'4 (1.98m x 1.93m)

Downstairs Cloakroom
3'2 x 6'6 (0.97m x 1.98m)

Bedroom One
14'76 x 10'38 (4.27m x 3.05m)

Ensuite Shower Room
9'4 x 4'1 (2.84m x 1.24m)

Bedroom Two
13'65 x 12'07 (3.96m x 3.84m)

Bedroom Three
9;9 x 9'0 (2.74m;2.74m x 2.74m)

Family Bathroom
6'6 x 6'1 (1.98m x 1.85m)

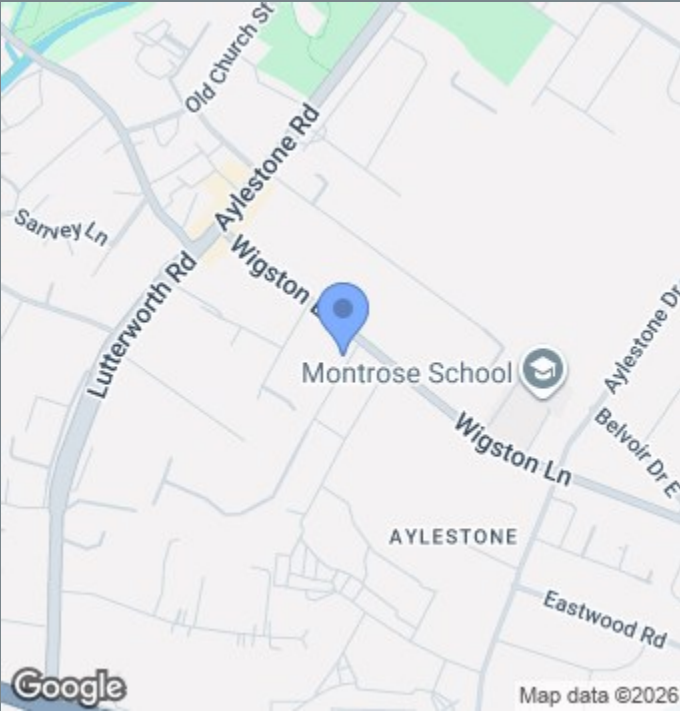


OVERVIEW

- Stunning Semi Detached Family Home
- Cosy Lounge
- Open Plan Kitchen Dining- Family Living
- Utility Room and Downstairs Cloaks
- Three Generous Size Bedrooms
- Stylish Family Bathroom
- Ensuite To bedroom One
- Mature Rear Garden With Patio Area
- Driveway Providing Off Road Parking
- Freehold, Council Tax Band B, EER Rating To Be Advised

LOCATION LOCATION....

Paget Street is nestled within the heart of Aylestone, one of Leicester's most characterful and sought-after suburbs, known for its rich history, strong community spirit and abundance of green space. With roots dating back centuries, Aylestone retains a village-like charm despite its close proximity to the city centre, creating a welcoming atmosphere that appeals to a wide range of buyers. Residents enjoy easy access to a variety of local shops, cafés, pubs and everyday amenities, while nearby Fosse Park and Leicester city centre offer an extensive selection of retail, dining and leisure facilities. Families are particularly well catered for with a range of well-regarded schools within the area, alongside numerous community groups and recreational facilities. One of Aylestone's greatest attractions is the beautiful Aylestone Meadows, with its expansive open green spaces, riverside walks and cycle routes providing a wonderful escape into nature. The area is also exceptionally well connected, with regular bus services and convenient access to the A426, A563 ring road and M1 motorway network. Combining historic charm, modern convenience and a genuine sense of community, Paget Street enjoys a fantastic position within one of Leicester's most desirable locations.



THE INSIDE STORY

This beautifully presented three bedroom family home is offered for sale in the sought after village of Aylestone. Offering fabulous living accommodation over two floors and must be viewed to truly appreciate all this fabulous home has to offer. Through the front door into this spacious home, you are welcomed into a generous size lounge, light and airy yet cosy, perfect for relaxation and enjoying some quality time. The accommodation flows beautifully into the lovely open-plan kitchen diner, ideal for preparing meals, dining together or entertaining family & friends. The dining area has ample space for a table and chairs, great for socialising. Two essentials for any family are a useful utility room and a downstairs cloakroom, while a further area offers plenty of practical space for storing coats & shoes.

To the first floor are three bedrooms with bedroom one benefiting from a great sized En suite shower room. Bedroom two is another generous double room, complete with a useful storage cupboard/wardrobe, whilst bedroom three is also well-proportioned room that could equally be used as a child's bedroom, guest room or home office. Completing the first floor is the family bathroom, fitted with a bath with a shower over, wash hand basin and low level WC.

Outside the rear garden is mainly laid to lawn with a patio area perfect for outside dining in the summer months. A pagoda offers some shade when if need be. To the front is a driveway providing off road parking. Call the office to book a viewing, a truly stunning home.

