

FLOOR PLAN

DIMENSIONS

Porch

1'11 x 5'6 (0.58m x 1.68m)

Hall

Lounge

13'5 x 11'4 (4.09m x 3.45m)

Dining Kitchen

10'8 x 16'11 (3.25m x 5.16m)

Landing

Bedroom One

13'5 x 11'4 (4.09m x 3.45m)

Bedroom Two

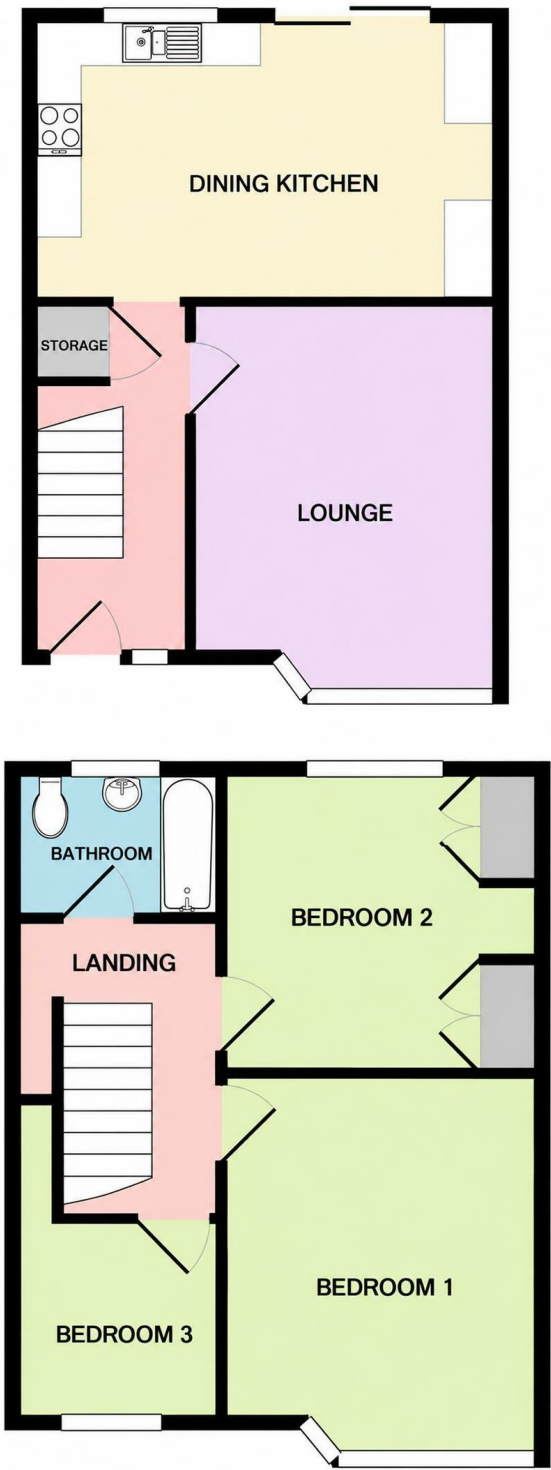
10'11 x 11'4 (3.33m x 3.45m)

Bedroom Three

7'4 x 7'4 (2.24m x 2.24m)

Bathroom

5'1 x 7'2 (1.55m x 2.18m)

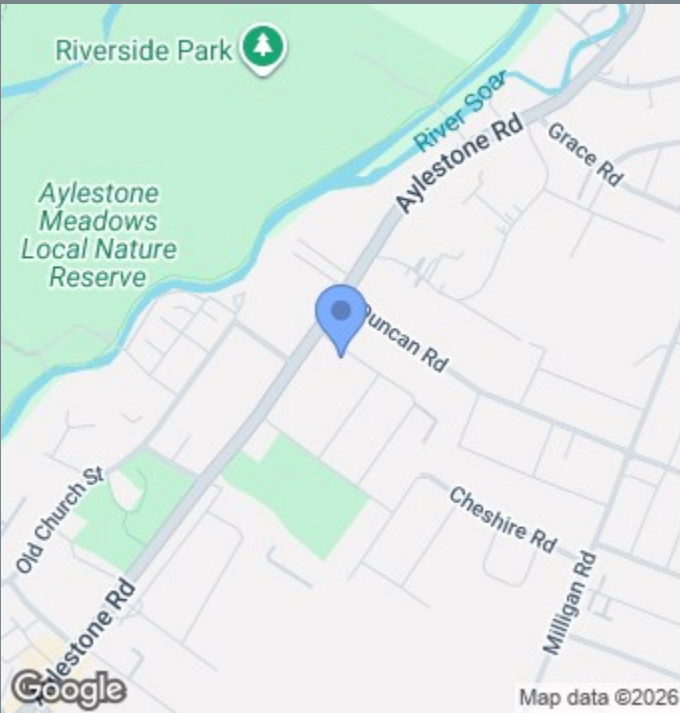


OVERVIEW

- Stunning Family Home
- Great Location Close To Amenities
- Porch & Hallway
- Lounge With Bay Window
- Modern Dining Kitchen
- Three Bedrooms
- Family Bathroom
- Front & Rear Gardens
- Viewing IS aDvised
- EER - tbc, Freehold, Tax - A

LOCATION LOCATION....

Hampshire Road enjoys a wonderfully convenient position within Aylestone, a popular & well-established area with a great choice of amenities close to home. Everyday shopping is easy with ALDI on Aylestone Road alongside local convenience stores, independent shops, cafés & takeaways, while Fosse Park is just a short drive away for an even wider choice of shopping, dining & leisure. Families are particularly well catered for with Granby Primary School close by, together with further primary & secondary schooling nearby. Green space is one of the real highlights of living here, with Aylestone Meadows Local Nature Reserve offering beautiful riverside & canal-side walks, woodland, wildlife, cycling routes & access to the Great Central Way. The wider Aylestone area has a friendly community feel with local sports clubs & facilities, while Aylestone Hall Gardens provides another lovely spot to enjoy the outdoors. Regular bus services along Aylestone Road make travelling into Leicester city centre easy, with convenient road links towards the A563, M1 & M69. With shops, schools, wonderful green spaces & excellent connections all close at hand, Hampshire Road offers a fantastic setting for everyday family life.



THE INSIDE STORY

Beautifully presented throughout this stunning family home enjoys a great location & offers stylish well proportioned accommodation perfectly suited to modern family life. A useful porch welcomes you into the hallway before leading through to the lovely lounge. A beautiful bay window to the front fills the room with natural light while the feature fireplace creates an attractive focal point. There is plenty of space for comfortable seating making this a cosy yet spacious room for relaxing together in the evenings. The beautiful dining kitchen is a real heart of the home with contrasting shaker style wall & base cabinetry providing excellent storage alongside generous preparation space. There is ample room for a family dining table & chairs creating a sociable space for everything from busy breakfasts to relaxed evening meals. French doors open directly onto the garden allowing you to throw the doors open in warmer weather & making the room equally suited to entertaining family & friends. Upstairs the landing leads to three good sized bedrooms offering plenty of flexibility for a growing family. The bedrooms provide space for additional furniture with the third room equally suited to a nursery guest room or home office if required. Completing the first floor is the beautiful family bathroom which has been stylishly finished to create a relaxing space to start & end the day. Outside the property benefits from a front garden while the rear garden provides a lovely extension of the living space. A patio creates the perfect spot for outdoor dining summer barbecues or simply sitting with a morning coffee while the lawn offers plenty of room for children to play. A gorgeous family home ready to move into & enjoy.

