

FLOOR PLAN

DIMENSIONS

Entrance Hall  
3'11 x 10'08 (1.19m x 3.25m)

Lounge  
12' x 21'01 (3.66m x 6.43m)

Dining Ktichen  
18'11 x 11' (5.77m x 3.35m)

Sun Lounge  
8'01 x 11'01 (2.46m x 3.38m)

Downstairs Bathroom  
5'06 x 9'03 (1.68m x 2.82m)

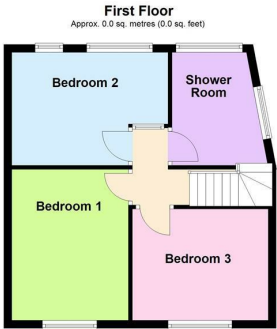
Landing

Bedroom One  
12' x 9'09 (3.66m x 2.97m)

Bedroom Two  
9'10 x 12'09

Bedroom Three  
9'01 x 11' (2.77m x 3.35m)

Shower Room  
9'01 x 7' (2.77m x 2.13m)



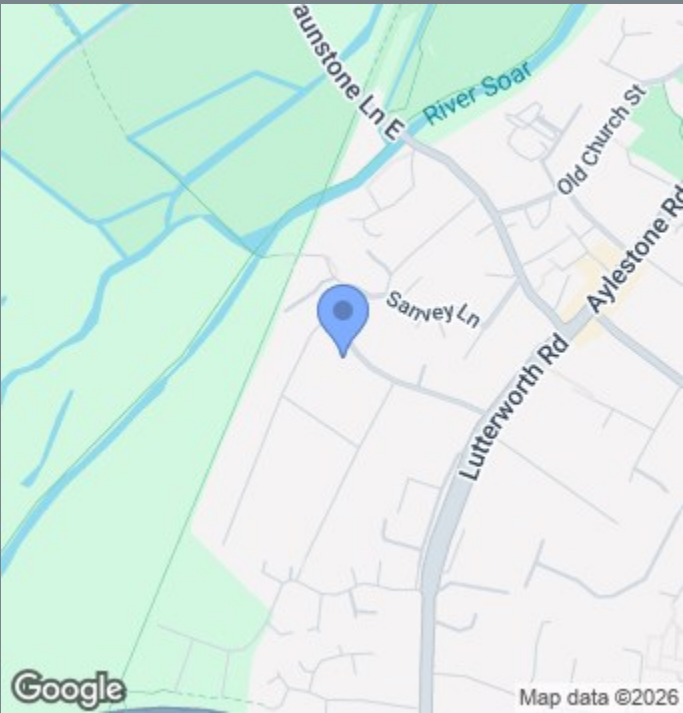


# OVERVIEW

- Fabulous Cottage, In Beautiful Village, Steeped In History
- No Onward Chain & Viewing Essential
- Entrance Hall & Lounge
- Dining Kitchen & Sun Lounge
- Downstairs Bathroom
- Three Bedrooms & Shower Room
- Gated Driveway & Extensive Garden
- LCC Planning Approval
- Ref No 20250201
- EER - D, Freehold, Tax Band - B

# LOCATION LOCATION....

Old Aylestone Village is a quaint & historic enclave located in Leicester, offering a captivating glimpse into the past with its rich heritage & picturesque charm. Situated at the junction of the River Soar & the Grand Union Canal, this area is a hidden gem, known for its period cottages & peaceful waterways that are tucked away from the hustle & bustle of modern life. The village is steeped in history, with St. Andrew's Church dating back to the 13th century, adding to the area's historical significance. The area's proximity to the river & canal adds to its appeal, providing scenic views & a tranquil setting that is perfect for leisurely walks & picnics. Aylestone is close to surrounding motor ways & Fosse Shopping Park & has plenty to offer with a wide range of shops, supermarkets, takeaways, restaurants & pubs. Old Aylestone Village is more than just a place, it's a living museum that encapsulates the essence of Leicester's past. With its well-preserved architecture, rich history & community spirit, it stands as a testament to the enduring appeal of traditional English villages.



# THE INSIDE STORY

A truly stunning cottage, steeped in history & brimming with character, set on a fabulous plot in the heart of the picturesque village of Old Aylestone. Behind a private gated driveway, this charming home welcomes you into an inviting entrance hall leading to a cosy lounge with exposed beams, dual-aspect windows & two beautiful fireplaces—one with a working open fire, perfect for snug winter evenings when the glow of the fire fills the room. The generous dining kitchen blends style & practicality, with an excellent range of wall & base cabinets, an eye-level double oven, sink drainer with mixer tap & ample space for a family table & chairs, making it the true heart of the home. From here, step into the bright sun lounge, crowned with a striking lantern roof & French doors opening onto the garden—perfect for morning coffee, lazy weekend afternoons or hosting friends on warm summer evenings. The ground floor also features a well-appointed bathroom. Upstairs, the landing leads to three comfortable bedrooms, each filled with natural light & character, plus a stylish shower room with a walk-in shower for a touch of everyday luxury. The extensive rear garden is a true highlight—beautifully landscaped with mature shrubs, sweeping lawns & multiple patios, creating a private sanctuary ideal for outdoor dining, family gatherings, children's play or simply relaxing with a book while listening to the birdsong. This exceptional home, offered with no onward chain, combines the warmth of original features with modern convenience, all in a sought-after village location with local amenities, riverside walks & excellent transport links close by. Whether you're seeking a peaceful retreat, a character-filled forever home or a place to make treasured memories, this remarkable property is sure to capture your heart.

