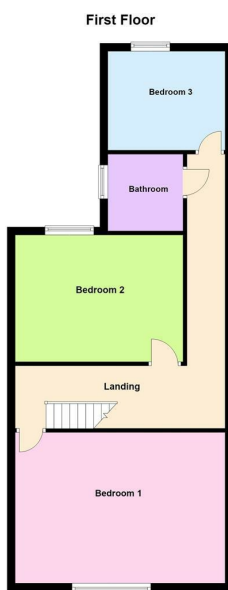
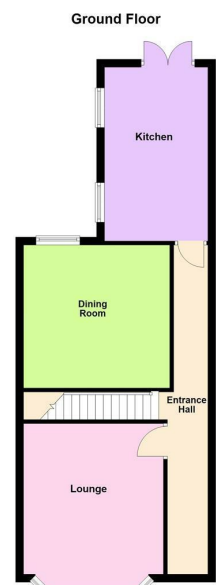


FLOOR PLAN

DIMENSIONS

- Entrance Hall
- Lounge
11'73 x 12'85 (3.35m x 3.66m)
- Dining Room
13'06 x 12'30 (4.11m x 3.66m)
- Kitchen
8'73 x 14'56 (2.44m x 4.27m)
- Landing
- Bedroom One
17'10 x 12'97 (5.44m x 3.66m)
- Bedroom Two
13'98 x 10'66 (3.96m x 3.05m)
- Bathroom
5'64 x 6'45 (1.52m x 1.83m)
- Bedroom Three
8'8 x 8'24 (2.64m x 2.44m)
- Loft Room
15'05 x 16'62 max (4.70m x 4.88m max)

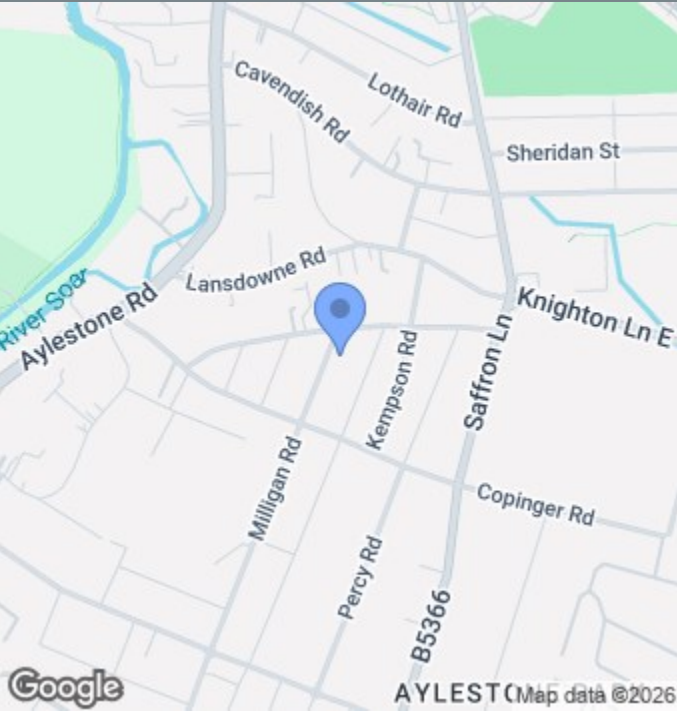


OVERVIEW

- Stylish Three Bedroom Family Home
- Cosy Lounge
- Light And Airy Dining Room
- Cottage Style Kitchen
- Three Double Bedrooms
- Family Bathroom
- Fabulous Converted Loft Space - Full Of Character And Charm
- Enclosed Rear garden
- Freehold
- EER Rating to Be Confirmed, Council Tax B

LOCATION LOCATION....

Milligan Road enjoys a wonderfully convenient position within the popular Aylestone area, offering a fantastic mix of everyday amenities, green spaces & easy access into Leicester city centre. There is plenty close to home, with ALDI, Tesco Express, Heron Foods & Iceland nearby, alongside local shops, cafés, takeaways & useful services. Families are particularly well catered for with a great choice of schools in the surrounding area, including Marriott Primary School, Montrose School & Granby Primary School, together with several secondary schools within easy reach. One of Aylestone's biggest attractions is its abundance of outdoor space, with Aylestone Meadows Local Nature Reserve providing a beautiful escape for leisurely walks, cycling, dog walks & enjoying nature, while the canal and riverside routes add even more opportunities to get outdoors. For a bigger shopping trip, Fosse Shopping Park is only a short drive away with its fantastic choice of shops, restaurants & leisure facilities. Commuters are equally well placed, with Aylestone Road providing a straightforward route into Leicester city centre, regular bus services nearby & convenient connections towards the ring road, M1 & M69, while Leicester railway station is also within easy reach. Combining a friendly community feel, fantastic amenities, schooling, beautiful green spaces & excellent transport links, Milligan Road is a wonderfully convenient place to call home.



THE INSIDE STORY

Prepare to be wowed by this stunning property. Nestled on Milligan Road in the vibrant city of Leicester, this charming terraced home offers a delightful blend of character and modern living. Built in 1895, offering fabulous family living and must be viewed to truly appreciate all it has to offer. Through the door into the inviting hallway, which sets the scene for the unique style and character of this home with doors to your downstairs living and stairs rising to the first floor. The lounge is a particular highlight, boasting a cosy log burner that creates a warm and inviting atmosphere during the colder months. There is a separate dining room perfect for family meals and get togethers with friends. The charming cottage-style kitchen features cream shaker-style wall and base units, warm wood-effect worktops, a traditional range-style cooker and built in dishwasher with space for a fridge freezer. with French doors opening out into the rear garden. To the first floor are three spacious bedrooms, providing ample space for family living or guests. One of the standout features, is the exquisite bathroom, complete with a stunning claw foot bath, offering a touch of luxury for your daily routine. The converted loft space is a real gem bursting with character and charm, featuring vaulted ceilings, Velux windows which allow natural light to fill the room. Currently enjoyed as a cosy additional lounge and office, this wonderfully versatile space offers the perfect retreat for relaxing, watching films or simply escaping the hustle and bustle of everyday family life. Step outside to discover a private and secluded rear garden, an ideal sanctuary for outdoor gatherings, gardening, or simply unwinding in the fresh air. With its blend of period charm and modern conveniences, this terraced house on Milligan Road is a perfect home for young families or first time buyers.

