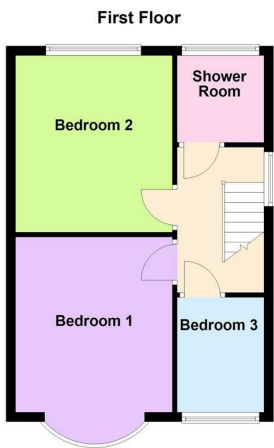
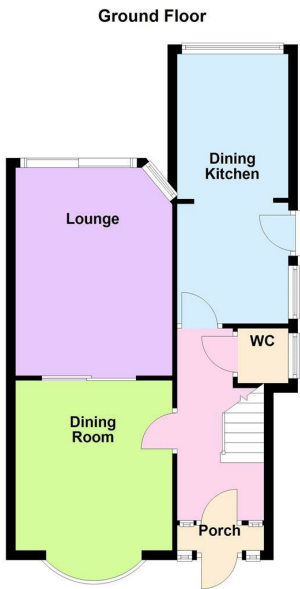


FLOOR PLAN

DIMENSIONS

- Porch**
1'07 x 6'01 (0.48m x 1.85m)
- Entrance Hall**
13'04 x 6'01 (4.06m x 1.85m)
- Dining Room**
13'03 x 10'09 (4.04m x 3.28m)
- Lounge**
14'05 x 10'09 (4.39m x 3.28m)
- Dining Kitchen**
18'08 x 7'09 (5.69m x 2.36m)
- Downstairs Cloakroom**
3'07 x 4'05 (1.09m x 1.35m)
- Landing**
- Bedroom One**
13'03 x 10'11 (4.04m x 3.33m)
- Bedroom Two**
12'05 x 10'11 (3.78m x 3.33m)
- Bedroom Three**
7'08 x 6'01 (2.34m x 1.85m)
- Shower Room**
6'02 x 6' (1.88m x 1.83m)

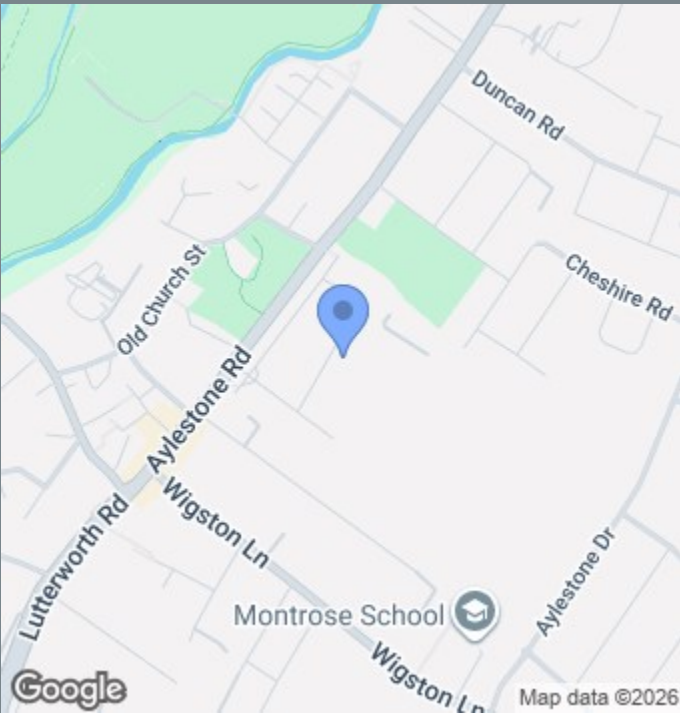


OVERVIEW

- Beautiful Family Home
- Fabulous Location With Open Views To Rear
- No Onward Chain
- Porch & Entrance Hall
- Lounge & Dining Room
- Dining Kitchen & Downstairs Cloakroom
- Three Bedrooms & Modern Shower Room
- Driveway & Garden
- Viewing Is A Must
- EER - tbc, Freehold, Tax Band - C

LOCATION LOCATION....

Aylestone is perfect for anyone wanting to be near the City Centre but without the hustle and bustle. Aylestone is close to surrounding motor ways and Fosse Shopping Park. Aylestone has everything to offer with a wide range of shops, supermarkets, takeaways, restaurants and pubs. For all the fitness fanatics there is a fully equipped gym with swimming pool, sauna, squash courts and tennis courts and an all-weather football pitch. The King Power stadium home to Leicester City Football Club is only a short drive away as is the Tigers Rugby Club. Aylestone is also home to the Leicestershire County Cricket Club. Aylestone has many schools for all ages including an all-girls secondary school and being a short bus drive away from the City Centre it is also convenient for anyone attending University or College or commuting via train. Aylestone Meadows forms the southern end of the Leicester riverside that stretches through the heart of the city to Watermead Country Park in the north. They are home to a variety of wildlife and is Leicester's largest local nature reserve. Aylestone boasts a really beautiful example of the grand union canal and this part of our Leicester Section follows the canal via lovely countryside right into the heart of Leicester City.



THE INSIDE STORY

Set within the lovely village of Aylestone & enjoying open views to the rear, this attractive semi-detached home is offered to the market with the added benefit of no onward chain, making it an ideal choice for a smooth & straightforward move. A welcoming porch opens into the entrance hall, where attractive engineered wooden flooring immediately creates a sense of warmth & quality. This flooring flows seamlessly through into the dining room & lounge, enhancing the feeling of space & continuity throughout the ground floor. The dining room is a fantastic size & features a bay window, making it a bright & inviting space with ample room for a table & chairs — perfect for family meals, entertaining or more formal dining. Sliding doors lead through into the lounge, allowing flexibility to enjoy open-plan living or more defined spaces as desired. The lounge offers a cosy yet spacious retreat, complete with a feature fireplace & patio doors opening directly onto the garden, ideal for relaxing or hosting during warmer months. The dining kitchen is well laid out & fitted with a range of wall & base cabinets, a sink drainer with mixer tap, eye-level double oven & plumbing for a washing machine. The dining area provides generous space for a table & chairs, creating a sociable hub for everyday living. Completing the ground floor is a convenient downstairs cloakroom. Upstairs, the landing leads to three well-proportioned bedrooms, all offering flexibility for family life, guests or home working. Bedroom one benefits from a bay window, adding character & light. The accommodation is completed by a newly fitted shower room, featuring a modern walk-in double shower. Outside, the property enjoys a driveway to the front providing off-road parking. To the rear, the garden offers a patio area ideal for outdoor seating & dining, leading up to a raised lawn — all perfectly positioned to take advantage of the open views beyond.

