

FLOOR PLAN

DIMENSIONS

Dining Room
10'11 x 11'11 (3.33m x 3.63m)

Lounge
12'11 x 11'10 (3.94m x 3.61m)

Kitchen
12'11 x 6'01 (3.94m x 1.85m)

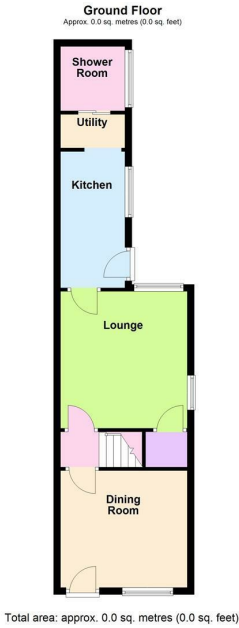
Utility Area
2'11 x 6'01 (0.89m x 1.85m)

Shower Room
5'05 x 5'08 (1.65m x 1.73m)

Bedroom One
13' x 12' (3.96m x 3.66m)

Bedroom Two
10'11 x 12' (3.33m x 3.66m)

Bathroom
9'01 x 6'03 (2.77m x 1.91m)

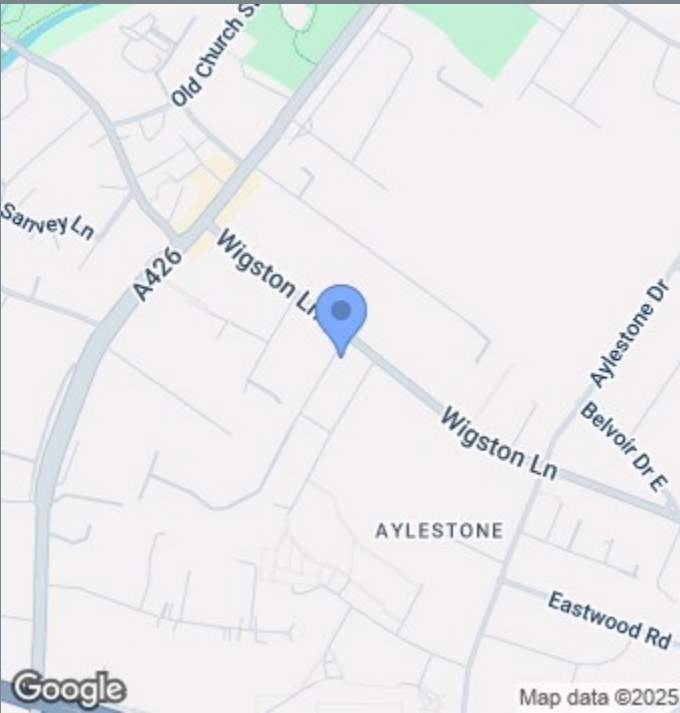


OVERVIEW

- Beautiful Semi Detached Cottage
- Fabulous Location
- Lounge & Dining Room
- Kitchen & Utility
- Downstairs Shower Room
- Two Bedrooms & Bathroom
- Driveway & Lovely Garden
- Viewing Is Advised
- EER Rating - D, Freehold
- Council Tax Band - A

LOCATION LOCATION....

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 everything to offer with a wide range of shops, supermarkets, takeaways, restaurants & pubs. 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

Hampden Villa is a delightful 1910 cottage that beautifully blends period charm with modern comfort and is located in a beautiful village. From the moment you arrive, you'll be enchanted by the character and warmth this lovingly maintained home exudes. Step through the front door and into the inviting dining room, where a large front-facing window fills the space with natural light – perfect for enjoying cosy meals or hosting friends and family. The lounge offers a tranquil retreat with its charming dual-aspect windows and a stunning feature fireplace, the perfect spot to unwind after a long day. The kitchen is a real heart-of-the-home space, thoughtfully fitted with elegant cream shaker-style cabinets and contrasting worktops. A ceramic sink drainer with a stylish mixer tap adds a touch of rustic flair, while practical features such as plumbing for a dishwasher and a handy utility area with washing machine connections make daily living effortless. Downstairs, you'll also find a modern shower room, ideal for guests or busy mornings. Upstairs, the home offers two beautifully presented bedrooms and a contemporary bathroom fitted with a white three piece suite creating a calming sanctuary to relax and recharge. Outside, the magic continues with a charming garden that bursts with colour thanks to its well-tended borders. A patio area provides the perfect place for al fresco dining or soaking up the sunshine, while a private driveway offers convenient off-road parking. Whether you're seeking a peaceful retreat or a character-filled home in a friendly community, Hampden Villa is a rare gem not to be missed.

