

FLOOR PLAN

DIMENSIONS

Lounge Diner
25'08 x 12' (7.82m x 3.66m)

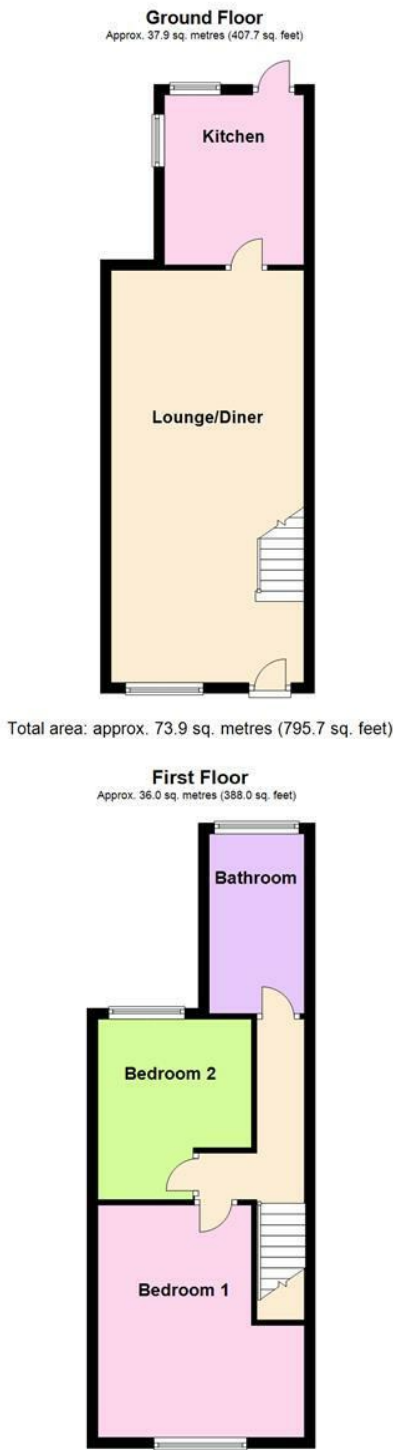
Kitchen
10'05 x 8'07 (3.18m x 2.62m)

Landing

Bedroom One
14'01 x 12'01 (4.29m x 3.68m)

Bedroom Two
11'01 x 9'01 (3.38m x 2.77m)

Bathroom
10'11 x 5'06 (3.33m x 1.68m)



OVERVIEW

- Perfect First Time Or Investment Buy
- Fabulous Location
- Spacious Lounge Diner
- Newly Fitted Kitchen
- Two Double Bedrooms
- Bathroom
- Courtyard Style Garden
- Viewing Recommended
- EER Rating - tbc, Freehold
- Council Tax Band - A

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 just across the road 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

Welcome to this exquisite terraced home, a true gem nestled in one of the most sought-after locations, just a stone's throw away from the bustling city life. As you step inside, you're greeted by a spacious and inviting lounge diner, thoughtfully designed to create an ambiance of warmth and sophistication. The lounge area has a feature fireplace, which not only serves as a focal point but also adds a touch of timeless elegance to the space. The heart of this home is undoubtedly the newly fitted kitchen, a culinary haven that boasts modern amenities and sleek finishes. It's a space that inspires creativity and efficiency, perfect for both the aspiring chef and the casual cook. As you make your way upstairs, the landing leads you to two sumptuous double bedrooms, each graced with inbuilt wardrobes that offer a harmonious blend of style and functionality. The bedrooms are filled with natural light, creating a serene and peaceful retreat after a long day. The bathroom is a testament to the home's attention to detail, with its well-appointed fixtures and finishes that provide a luxurious sanctuary for relaxation. Stepping outside, the enclosed courtyard-style garden offers a tranquil escape from the outside world. It's a private oasis where you can unwind, entertain guests, or simply enjoy the beauty of nature. The garden also features a practical shed, providing additional storage space for all your outdoor needs.

