

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge  
13'09 x 10'08 (4.19m x 3.25m)

Dining Room  
7'11 x 8'06 (2.41m x 2.59m)

Breakfast Kitchen  
7'08 x 13'07 (2.34m x 4.14m)

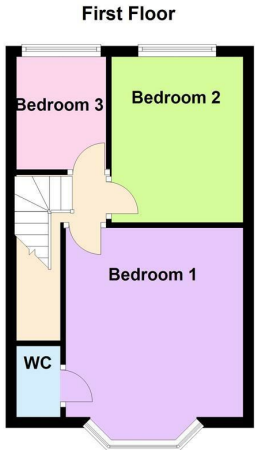
Family Bathroom  
7'04 x 4'09 (2.24m x 1.45m)

Bedroom One  
12'03 x 10'8 (3.73m x 3.25m)

En Suite WC  
3'01 x 2'09 (0.94m x 0.84m)

Bedroom Two  
10' x 7'09 (3.05m x 2.36m)

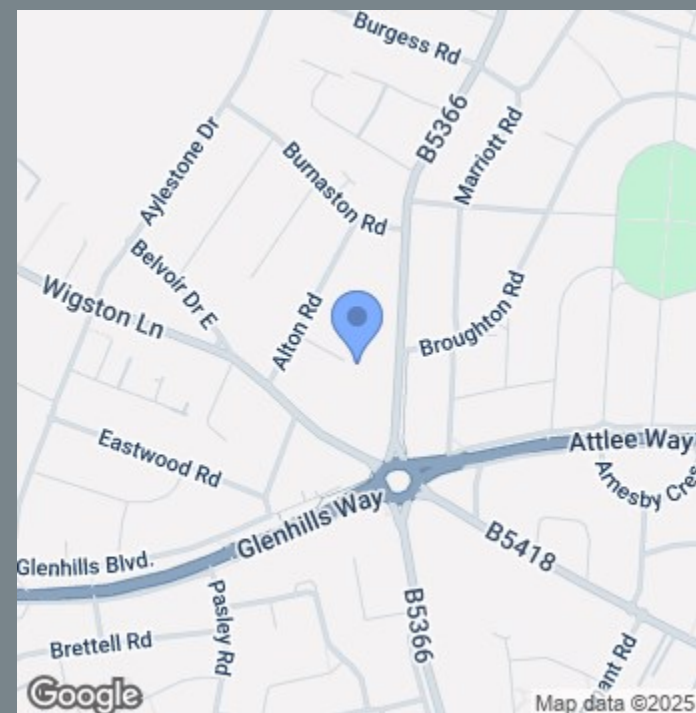
Bedroom Three  
6'11 x 5'05 (2.11m x 1.65m)





- Bay Fronted Family Home
- Cul De Sac Location
- Lounge & Dining Room
- Newly Fitted Breakfast Kitchen
- Downstairs Bathroom
- Three Bedrooms
- En Suite WC To Main Bedroom
- Driveway & Generous Garden
- Viewing Is Essential
- EER - C, Freehold, Tax Band - A

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.



*This beautifully presented semi-detached family home is nestled in a charming cul-de-sac within a highly sought-after location, offering both tranquility and convenience. Upon entering, you're greeted by a welcoming entrance hall that leads into a tastefully decorated lounge, bathed in natural light through an elegant bay window. The adjoining dining room enjoys a pleasant side aspect and seamlessly flows into a stunning breakfast kitchen, thoughtfully designed with classic shaker-style units, warm wooden work surfaces, a stylish sink drainer with mixer tap, and direct access to the garden—perfect for family living and entertaining. A newly fitted downstairs bathroom adds to the home's practicality and appeal. Upstairs, a landing leads to three well-proportioned bedrooms, including a charming primary bedroom featuring a second bay window and a convenient en suite WC. Outside, a driveway provides off-road parking to the front, while the rear reveals a beautifully landscaped, generous garden with a spacious patio—ideal for alfresco dining or relaxing in the sun. This delightful home perfectly blends character, comfort, and modern touches.*

