

FLOOR PLAN

DIMENSIONS

Entrance Hall

13'03 x 6' (4.04m x 1.83m)

Lounge

13'03 x 12'07 (4.04m x 3.84m)

Kitchen

10'03 x 9'08 (3.12m x 2.95m)

Dining Room

10'03 x 8'11 (3.12m x 2.72m)

Utility Area

6'11 x 4'07 (2.11m x 1.40m)

Landing

Bedroom One

11'08 x 10'03 (3.56m x 3.12m)

Bedroom Two

10'01 x 11'02 (3.07m x 3.40m)

Bedroom Three

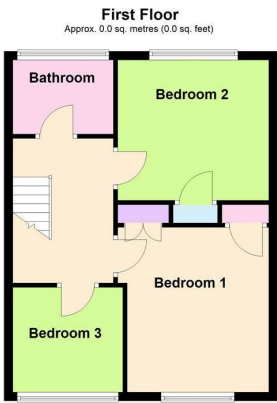
8'08 x 8'04 (2.64m x 2.54m)

Bathroom

5'05 x 7'04 (1.65m x 2.24m)



Total area: approx. 0.0 sq. metres (0.0 sq. feet)



24 Spring Close, Aylestone, LE2 8UQ  
Offers In Excess Of £220,000

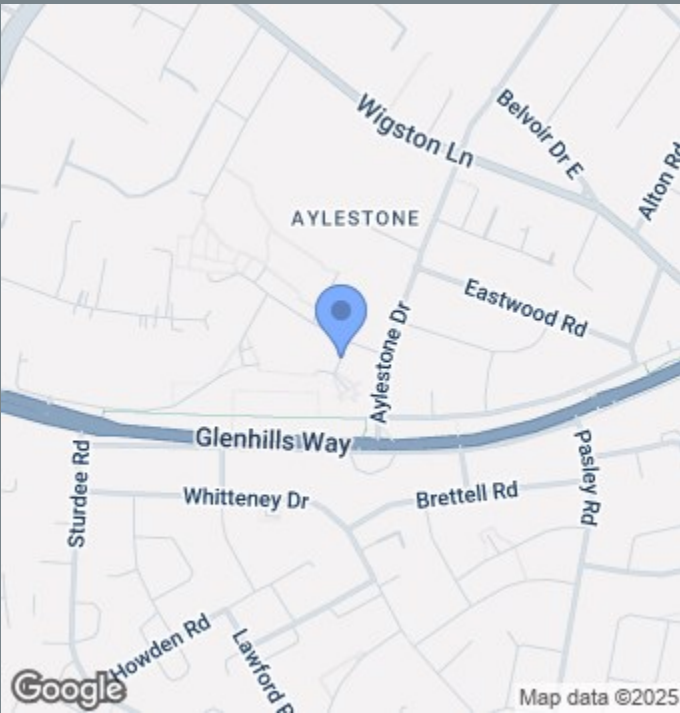


# OVERVIEW

- Spacious Family Home On Corner Plot
- Great Location
- Entrance Hall & Lounge
- Dining Room
- Newly Fitted Kitchen & Utility Area
- Three Bedrooms & Family Bathroom
- Driveway & Rear & Side Garden
- Viewing Is Essential
- EER Rating - C, 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 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

*This beautifully presented three-bedroom home offers the perfect blend of modern comfort & timeless charm. From the moment you arrive, the home's attractive position creates an immediate sense of welcome. Step through the front door into a bright & airy entrance hall, setting the tone for the rest of the house. The lounge, with its large window to the front, is a cosy space to unwind & enjoy peaceful evenings, filled with natural light. At the heart of the home lies a newly fitted kitchen, thoughtfully designed with stylish grey shaker-style units, contrasting worktops & sleek integrated appliances including a fridge freezer & dishwasher—ideal for any home chef. Just off the kitchen is a handy utility area with plumbing for a washing machine, keeping household tasks tucked neatly away. Perfect for entertaining, the dining room offers a welcoming space for family meals or dinner parties, with French doors opening out to the garden—blending indoor & outdoor living beautifully. Upstairs, the landing leads to three generously sized bedrooms, with bedrooms one & two benefitting from built-in cupboards offering ample storage. A smart family bathroom completes the first floor, offering a fresh & functional space for the whole household. Outside, the property continues to impress with a driveway providing off-road parking & well-maintained gardens to the rear & side—perfect for enjoying sunny afternoons or hosting summer gatherings. A raised decked area adds a touch of luxury, offering a lovely spot to relax with a morning coffee or evening drink. Non standard construction - not brick built*

