

FLOOR PLAN

DIMENSIONS

Entrance Hall

Open Plan Living
22'10 x 16'00 (6.96m x 4.88m)

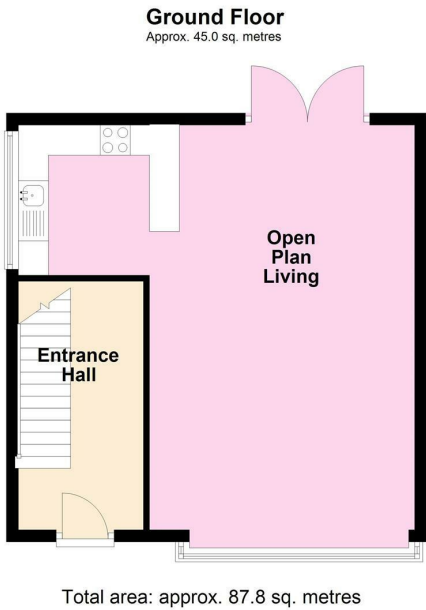
Upstairs Landing

Bedroom One
12'7 x 10 (3.84m x 3.05m)

Bedroom Two
10'02 x 10 (3.10m x 3.05m)

Bedroom Three
7'1 x 5'11 (2.16m x 1.80m)

Family Bathroom
5'11 x 5'5 (1.80m x 1.65m)

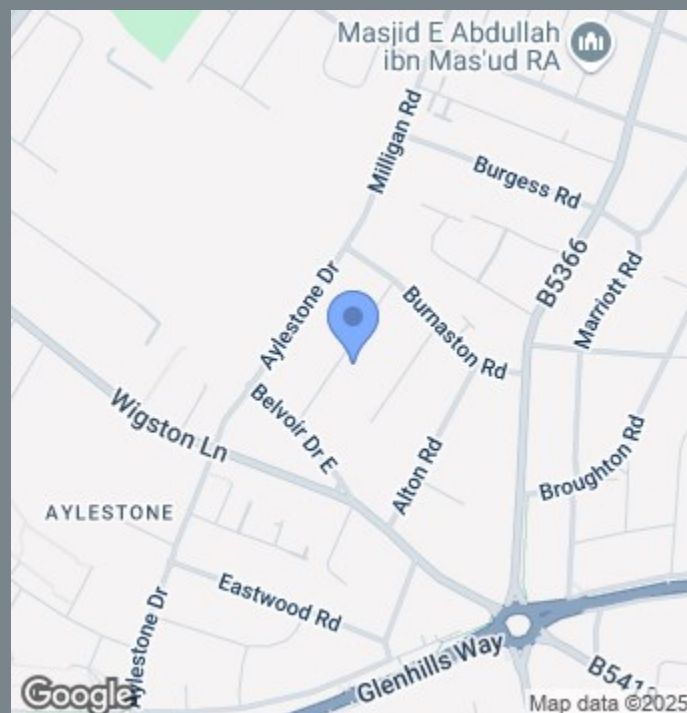


OVERVIEW

- Three Bedroom Family Home
- Semi Detached Property
- Light And Airy Throughtout
- Local Amenities Close By
- Perfect For First Time Buyers
- Large Rear & Sunny Garden
- Viewings Highly Advised
- EPC Rating -D
- Freehold Property
- Council Tax Band -A

LOCATION LOCATION....

Cranfield Road, Aylestone is nestled in a popular and well-established residential area just south of Leicester city centre. The street offers a quiet, community-focused setting while benefiting from close proximity to a range of local amenities. Aylestone itself is known for its mix of characterful older homes and modern conveniences, with nearby schools, parks, shops, and eateries making it ideal for families and professionals alike. Cranfield Road is particularly well-placed for access to major transport links, including the M1 and M69 motorways, as well as Leicester's mainline railway station. With the scenic Aylestone Meadows nature reserve just a short walk away, residents can enjoy plenty of green space and riverside walks, adding to the area's overall appeal.



THE INSIDE STORY

This beautifully presented three-bedroom semi-detached home is perfect for first-time buyers or growing families. Situated in the sought-after area of Aylestone, the property benefits from a modern interior throughout, a spacious layout, and excellent local amenities nearby.

The home features a charming bay-fronted lounge, a separate dining room, and a stylish kitchen with breakfast bar, ideal for everyday living and entertaining. Patio doors from the kitchen lead out to a generous rear garden with a slabbed patio and well-kept lawn – a great space for relaxing or hosting guests.

Upstairs, you will find two double bedrooms, a good-sized single bedroom, and a contemporary family bathroom complete with a bath and shower over.

Externally, there is potential to create a driveway (subject to council approval for a dropped kerb), adding further convenience to this already attractive home.

Don't miss the opportunity to view this lovely property – a fantastic place to call home in a well-connected and welcoming neighbourhood.

