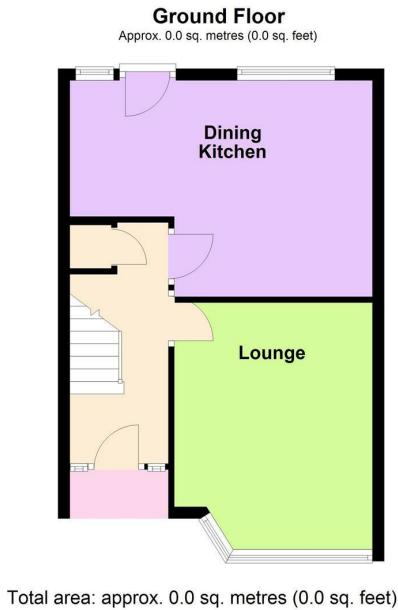


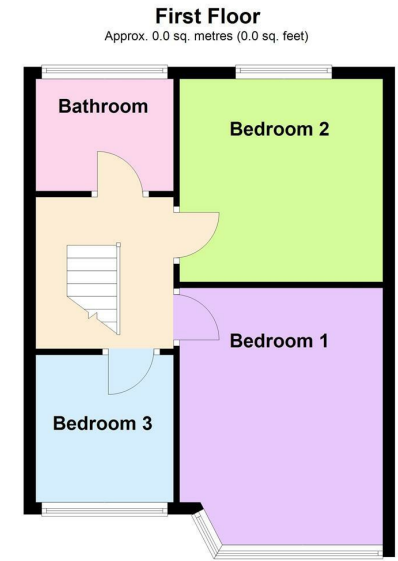
FLOOR PLAN

DIMENSIONS

- Entrance Hall
- Lounge  
13'09 x 10'11 (4.19m x 3.33m)
- Dining Kitchen  
11'05 x 16'09 (3.48m x 5.11m)
- Landing
- Bedroom One  
14'01 x 11' (4.29m x 3.35m)
- Bedroom Two  
11'01 x 11'01 (3.38m x 3.38m)
- Bedroom Three  
7'09 x 7'04 (2.36m x 2.24m)
- Bathroom  
5'06 x 7'04 (1.68m x 2.24m)



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



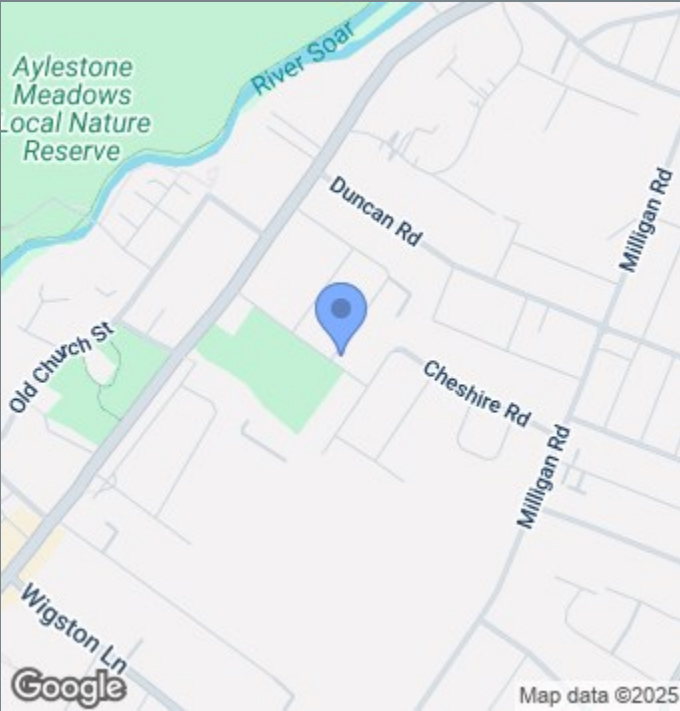


# OVERVIEW

- Lovely Family Home
- Great Location
- Entrance Hall & Lounge
- Dining Kitchen
- Three Bedrooms
- Family Bathroom
- Front & Rear Garden
- Viewing Is Essential
- EER Rating - tbc, Freehold
- Council Tax Band - A

# LOCATION LOCATION....

Hereford Road in Aylestone is a friendly, residential street in the southwest suburb of Leicester, about two miles from the city centre. Families benefit from well-regarded local schools: Granby Primary is just a 250-yard stroll away. For green space, residents have easy access to Aylestone Meadows, Leicester’s largest open reserve, with wildflower meadows, grazing Longhorn cattle, otters and kingfishers, plus pleasant canal-side walks a short distance north of the street. Recreational facilities also include Welford Road Stadium (home of Leicester Tigers rugby), located off Aylestone Road just a short drive or bus-ride away. Transport links are strong offering routes into Leicester city centre. Major roads like the M1/M69 junctions and Fosse Park shopping centre are also within easy reach via Aylestone Road, adding real convenience for drivers.



# THE INSIDE STORY

*This beautifully presented townhouse is situated in a highly desirable and well-established residential area, combining style, comfort, and practicality to create an ideal family home. Set back from the road, the property enjoys attractive kerb appeal thanks to a charming front garden that adds a welcoming touch. Stepping inside, you’re greeted by a spacious entrance hall that sets the tone for the rest of the house. The lounge is a particularly inviting space, featuring a bay window that floods the room with natural light, while a feature fireplace adds character and a cosy focal point—perfect for relaxing evenings or quiet weekends at home. To the rear of the property lies a generously proportioned dining kitchen, well-equipped with a wide range of wall and base cabinets, finished with contrasting work surfaces that blend functionality with modern aesthetics. The kitchen includes integrated appliances such as an oven and hob, with additional space and plumbing for a washing machine and a fridge freezer. There's also plenty of room for a family dining table and chairs, making this a true hub of the home where everyday meals and casual entertaining can be enjoyed. A rear door leads conveniently into the garden, allowing for seamless indoor-outdoor living during the warmer months. Upstairs, the property continues to impress, with a well-sized landing providing access to three bedrooms, each offering flexibility for use as sleeping quarters, a nursery, guest room, or even a home office. The family bathroom is smartly fitted and serves the home with style and functionality. Outside, the rear garden is designed for low-maintenance living, featuring artificial grass that remains lush year-round, and a raised seating area that offers a perfect spot for alfresco dining, entertaining guests, or simply unwinding in a peaceful setting.*

