

FLOOR PLAN

DIMENSIONS

Entrance Hall
13'02 x 6' (4.01m x 1.83m)

Lounge
13;02 x 12'07 (3.96m;0.61m x 3.84m)

Family Living Kitchen
10'03 x 18'10 (3.12m x 5.74m)

Conservatory
7'11 x 7'09 (2.41m x 2.36m)

Utility
15'04 x 6' (4.67m x 1.83m)

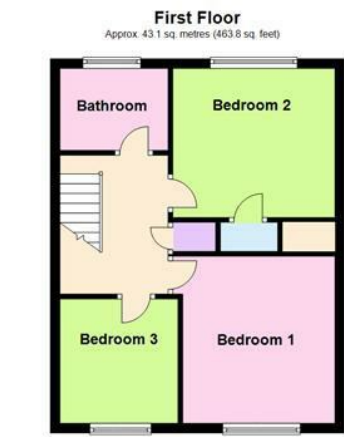
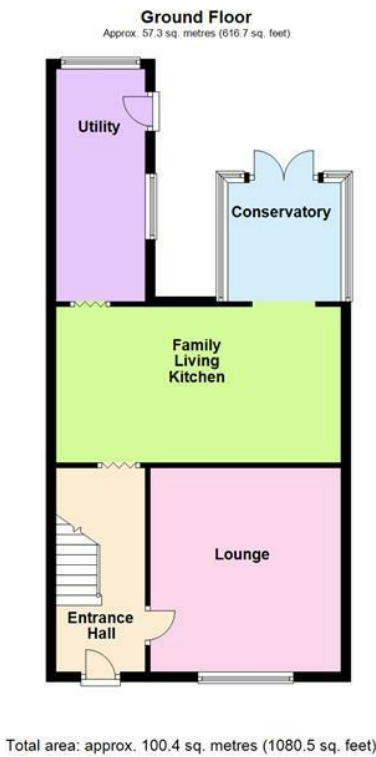
Landing

Bedroom One
11'05 x 10'04 (3.48m x 3.15m)

Bedroom Two
10' x 11'03 (3.05m x 3.43m)

Bedroom Three
8'03 x 8'04 (2.51m x 2.54m)

Family Bathroom
5'06 x 7'05 (1.68m x 2.26m)

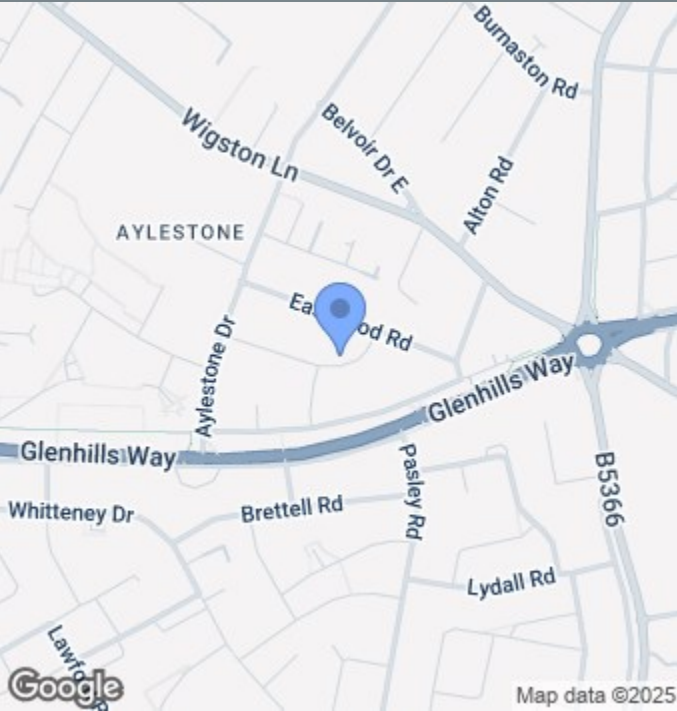


OVERVIEW

- Beautiful Family Home
- Fabulous Plot
- Entrance Hall & Lounge
- Family Living Kitchen
- Conservatory & Utility
- Three Bedrooms & Family Bathroom
- Driveway & Front, Rear & Side Garden
- Viewing Essential
- 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 beautiful family home, nestled in a sought after location and sat on a wonderful plot. Upon entering through the welcoming entrance hall, you'll be immediately struck by the sense of space and elegance that defines this home. The spacious lounge provides a cosy retreat, featuring large windows that flood the room with natural light. The heart of the home lies within the family living kitchen, where modern design meets practical living. This versatile space seamlessly combines the kitchen, dining, and family areas, making it ideal for both everyday living and entertaining. With ample storage, and stylish finishes, the kitchen is sure to inspire culinary creativity, while the adjoining conservatory offers a tranquil spot to relax with views over the garden. For added convenience, a separate utility room provides laundry facilities and extra storage space, ensuring a clutter-free living environment. The sleeping accommodation comprises three generously proportioned bedrooms, each offering a peaceful sanctuary for rest and relaxation. The bathroom is fitted with a three piece suite comprising of low level wc, wash hand basin and bath with shower over. Outside, the property boasts beautiful gardens to the front, rear and side offering ample space for outdoor enjoyment and al fresco dining. A driveway provides parking for multiple vehicles, ensuring convenience for residents and guests alike. With its charming kerb appeal, spacious interiors and picturesque surroundings, this family home offers the perfect combination of comfort and elegance.

