

FLOOR PLAN

DIMENSIONS

Porch

Lounge  
13'03 x 10'11 (4.04m x 3.33m)

Dining Room  
12' x 10'11 (3.66m x 3.33m)

Kitchen  
12'04 x 6' (3.76m x 1.83m)

Bathroom  
6'08 x 6' (2.03m x 1.83m)

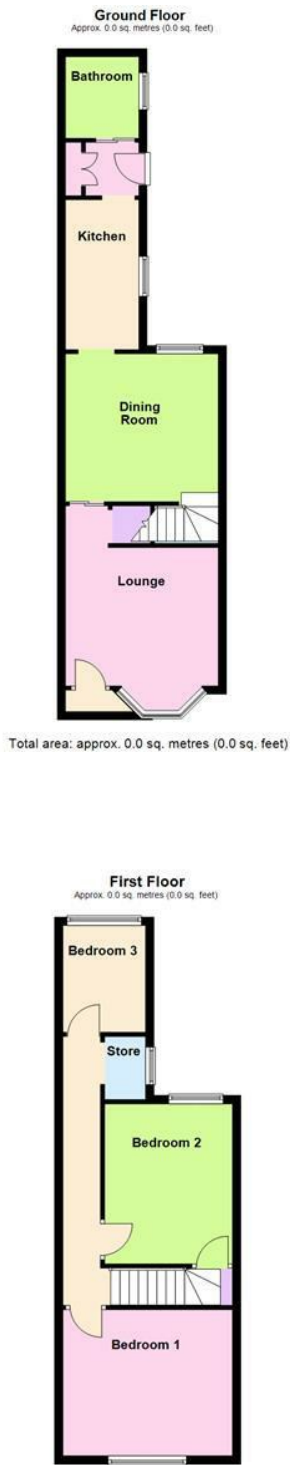
Landing

Bedroom One  
11'07 x 12'06 (3.53m x 3.81m)

Bedroom Two  
12'04 x 9'05 (3.76m x 2.87m)

Bedroom Three  
8'03 x 6'01 (2.51m x 1.85m)

Store  
5' x 3'04 (1.52m x 1.02m)





# OVERVIEW

- Lovely Terraced Home
- Great Location
- No Onward Chain
- Lounge & Dining Room
- Downstairs Bathroom
- Three Bedrooms
- Enclosed Rear Garden
- Viewing Is Advised
- EER Rating - D, Freehold
- Council Tax Band - A

# LOCATION LOCATION....

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 charming terraced home boasts a prime location with picturesque views of the cricket grounds opposite, ideal for sports enthusiasts or those seeking a tranquil outlook. With no onward chain, the property promises a hassle-free purchase. The practical porch offers ample space for coats and shoes, leading into a welcoming lounge featuring a bay window that floods the front room with natural light. The adjacent dining room provides generous space for family meals and entertaining, complemented by a garden-facing window. The functional kitchen includes fitted wall and base cabinets, a sink drainer with mixer tap, plumbing for a washing machine, and space for a freestanding cooker. A convenient lobby houses a storage cupboard, while the downstairs bathroom features a white three-piece suite. Upstairs, three well-proportioned bedrooms offer flexibility, bedroom one includes fitted wardrobes, bedroom two has an inbuilt cupboard, and bedroom three features a separate cupboard that could serve as a wardrobe or be converted into an upstairs WC (subject to planning). Externally, the home combines convenience with charm—a low-maintenance front garden and a quaint, courtyard-style rear garden provide private outdoor spaces perfect for relaxation. This property blends character, practicality, and location appeal seamlessly.*

