

FLOOR PLAN

DIMENSIONS

Lounge  
10'04 x 14' (3.15m x 4.27m)

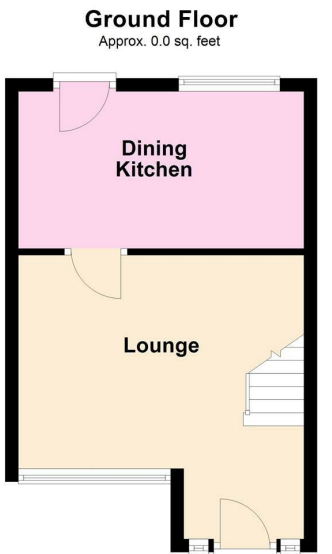
Dining Kitchen  
7'09 x 14' (2.36m x 4.27m)

Landing

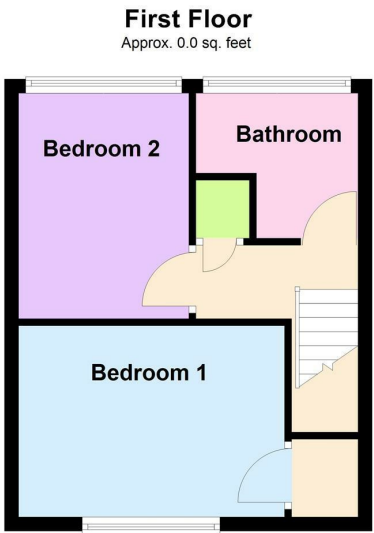
Bedroom One  
8'11 x 10'10 (2.72m x 3.30m)

Bedroom Two  
9'06 x 7'10 (2.90m x 2.39m)

Bathroom  
6'08 x 5'10 (2.03m x 1.78m)



Total area: approx. 0.0 sq. feet



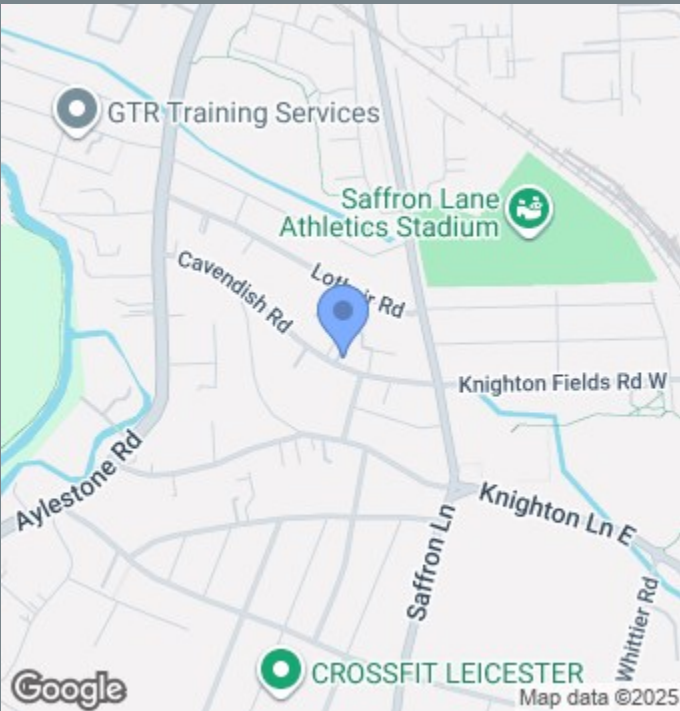


# OVERVIEW

- Lovely Home
- Popular Location
- Lounge & Dining Kitchen
- Two Double Bedrooms
- Modern Bathroom
- Low Maintenance Garden
- Parking To Rear
- Viewing Is Essential
- EER Rating - C, Freehold
- Council Tax Band - A

# LOCATION LOCATION....

Situated on the ever-popular Cavendish Road in the heart of Aylestone, this home enjoys a prime location within one of Leicester's most well-connected and established residential areas. Aylestone offers a fantastic balance of local charm and urban convenience, with a wide range of amenities nearby, including supermarkets, independent shops, cafes, and takeaways, all within walking distance. Families will appreciate the proximity to several well-regarded primary and secondary schools, making it an excellent choice for those with children. The area also boasts easy access to green spaces such as Aylestone Meadows and the Grand Union Canal, perfect for walking, cycling, and outdoor leisure. For commuters, the property is ideally positioned with excellent transport links, including regular bus routes into Leicester city centre, quick access to the Ring Road (A563), and connections to major routes such as the M1 and M69. Whether you're a first-time buyer, downsizer, or investor, Cavendish Road offers a welcoming community vibe with everything you need close at hand.



# THE INSIDE STORY

Introducing this delightful two-bedroom home, perfectly positioned in a highly desirable and well-connected area, making it an ideal purchase for first-time buyers, young professionals, or investors looking to expand their portfolio with a ready-to-go rental opportunity. Upon arrival, you're greeted by the inviting lounge which sits to the front of the property and benefits from a window that floods the room with natural light, creating a warm and relaxing atmosphere. It's a comfortable space for everyday living — whether unwinding with a book, enjoying a movie night, or entertaining guests. Moving through to the rear, the heart of the home lies in the dining kitchen. Well-proportioned and thoughtfully laid out, this room provides ample space for a dining table and chairs, making it ideal for family meals or hosting friends. The kitchen itself is functional and bright, with plenty of storage and worktop space, and benefits from direct access to the rear garden, blending indoor and outdoor living during the warmer months. Upstairs, a landing leads to two good sized bedrooms, each offering comfortable accommodation with space for storage and personal touches. The family bathroom is finished in neutral tones, featuring a full suite including a bath with overhead shower, wash basin, and WC — perfect for starting the day or winding down in the evening. Outside, the property continues to impress. The front garden offers attractive kerb appeal and to the rear, the enclosed garden provides a private and secure space, ideal for children playing, pets roaming, or enjoying al fresco dining on sunny days. There's also the added benefit of off-street parking to the rear of the property, ensuring convenience and peace of mind for homeowners and guests alike.

