

FLOOR PLAN

DIMENSIONS

- Entrance Hall
- Lounge  
13'11 x 14'11 (4.24m x 4.55m)
- Dining Kitchen  
20'09 x 8'11 (6.32m x 2.72m)
- Utility Area  
4'09 x 32'06 (1.45m x 9.91m)

- Downstairs WC
- Bedroom One  
11'00 x 12'01 (3.35m x 3.68m)
- Bedroom Two  
14 x 9'06 (4.27m x 2.90m)
- Bedroom Three  
8'11 x 7'11 (2.72m x 2.41m)

- Family Bathroom



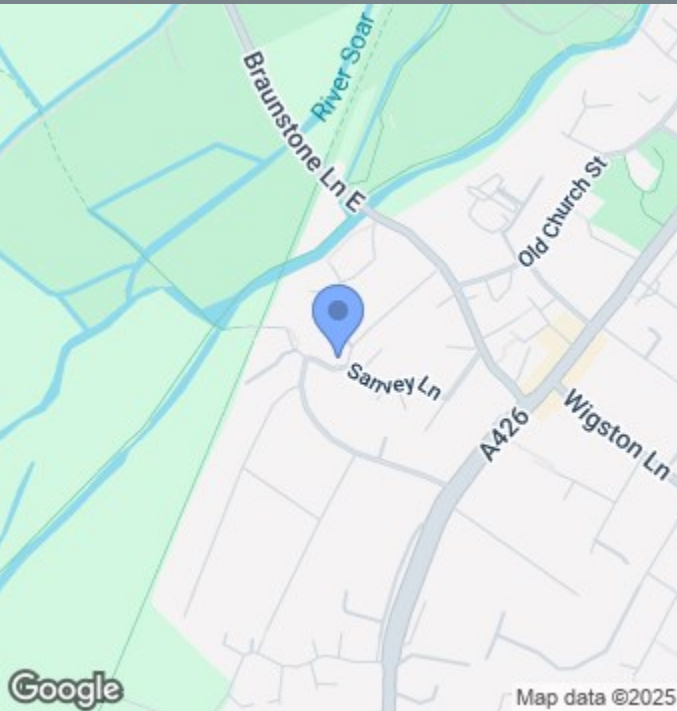


# OVERVIEW

- Three Spacious Bedrooms
- Garage & Driveway
- Beautiful Dining Kitchen
- Stunning Rear Garden
- Sought After Village Location
- Viewings Highly Advised
- Lounge With Window Seat
- EPC Rating -D
- Council Tax band - C
- Freehold Property

# LOCATION LOCATION....

75 Narrow Lane is set in the heart of Old Aylestone Village which is a quaint & historic enclave, offering a captivating glimpse into the past with its rich heritage & picturesque charm. Situated at the junction of the River Soar & the Grand Union Canal, this area is a hidden gem, known for its period cottages & peaceful waterways that are tucked away from the hustle & bustle of modern life. The village is steeped in history, with St. Andrew's Church dating back to the 13th century, adding to the area's historical significance. The area's proximity to the river & canal adds to its appeal, providing scenic views & a tranquil setting that is perfect for leisurely walks & picnics. Aylestone is close to surrounding motor ways & Fosse Shopping Park & has plenty to offer with a wide range of shops, supermarkets, takeaways, restaurants & pubs. Old Aylestone Village is more than just a place, it's a living museum that encapsulates the essence of Leicester's past. With its well-preserved architecture, rich history & community spirit, it stands as a testament to the enduring appeal of traditional English villages.



# THE INSIDE STORY

Nestled in the heart of a picturesque and highly sought-after village, this delightful three-bedroom family home offers a perfect blend of comfort, character, and contemporary living. From the moment you arrive, the charming front garden creates a warm and welcoming first impression, setting the tone for the beautifully presented interiors within. Step through the inviting entrance hall into a home designed with both style and practicality in mind. To the front of the property, the cosy lounge boasts a large bay window complete with a charming window seat—ideal for relaxing with a book while soaking up the afternoon sun. This space exudes warmth and serenity, making it the perfect haven for family evenings. At the heart of the home lies the spacious dining kitchen, thoughtfully designed to cater to modern family life. Featuring a range of wall and base cabinets, ample worktop space, and a stylish breakfast bar for informal dining, it also accommodates a table and chairs for more formal meals. French doors open seamlessly onto the rear garden, creating an effortless flow between indoor and outdoor living—ideal for entertaining or enjoying summer meals al fresco. Completing the ground floor is a handy we and utility area, adding further convenience for everyday family life. Upstairs, the property continues to impress with three beautiful bedrooms, each tastefully decorated to offer a restful retreat. The family shower room is fitted to a high standard, featuring a luxurious walk-in double shower, contemporary fixtures, and elegant finishes. Outside, the stunning rear garden is a true highlight. With a lush lawn, mature planted borders bursting with seasonal colour, and a generous patio area perfect for outdoor entertaining or quiet reflection, it offers a tranquil escape from the hustle and bustle. A private driveway provides off-street parking and leads to a garage, adding valuable storage or workspace options.

