

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge
14'09 x 10'05 (4.50m x 3.18m)

Dining Kitchen

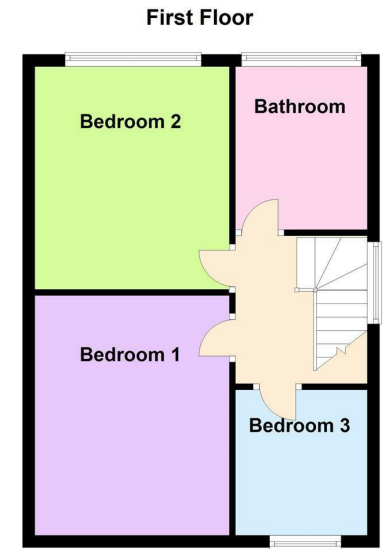
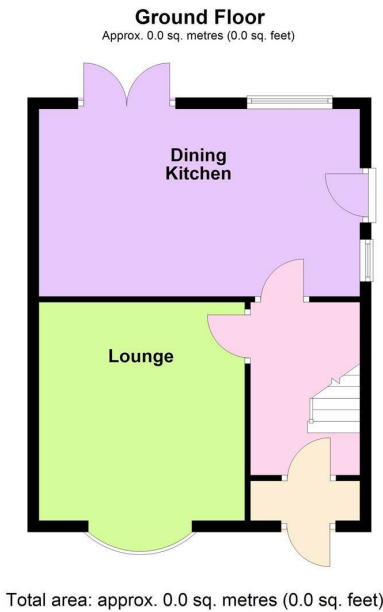
Landing

Bedroom One
14'09 x 10'05 (4.50m x 3.18m)

Bedroom Two
11'11 x 10'05 (3.63m x 3.18m)

Bedroom Three
7'11 x 1' (2.41m x 0.30m)

Bathroom
8'07 x 6'11 (2.62m x 2.11m)



OVERVIEW

- Stunning Family Home
- Fabulous Location
- Porch & Entrance Hall
- Spacious Lounge
- Modern Dining Kitchen
- Three Bedrooms
- Family Bathroom
- Front & Rear Garden
- EER Rating - D, Freehold
- Council Tax Band - B

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 beautifully presented and impeccably maintained family home, ideally located in a highly sought-after neighbourhood. Combining timeless charm with contemporary living, this property is perfect for modern family life and stylish entertaining. step inside the welcoming entrance hall, which leads to a spacious lounge featuring a stunning bay window that bathes the room in natural light — the perfect setting for relaxing evenings or cosy gatherings. At the heart of the home is the gorgeous dining kitchen, designed with elegant grey shaker-style units, solid wooden work surfaces, and a full range of integrated appliances, including an oven, hob, and dishwasher. The open-plan layout is perfect for hosting, with a generous dining area and French doors that open out onto the rear garden, seamlessly blending indoor and outdoor living. Upstairs, the landing leads to three beautifully finished bedrooms, each offering a peaceful sanctuary with tasteful décor and thoughtful touches. The family bathroom is sleek and modern, with high-quality fittings and a serene ambiance. Outside, the home continues to impress. A neatly kept front garden provides lovely kerb appeal, while the landscaped rear garden is a true outdoor oasis. Featuring stylish decking, vibrant planting, and a charming garden room, it's the perfect space for relaxing, entertaining, or working from home.

