

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge  
13'8 x 11'5 (4.17m x 3.48m)

Dining Kitchen  
11'2 x14'7 (3.40m x4.45m)

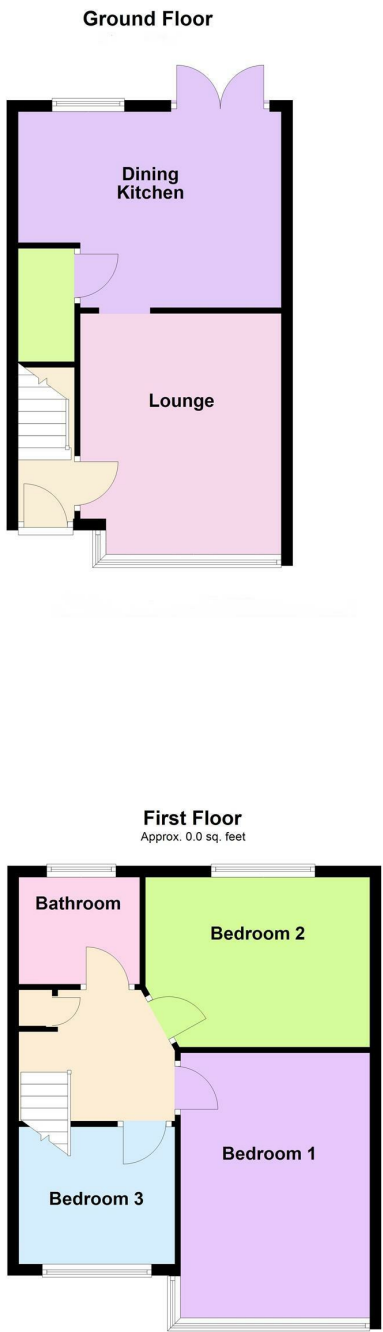
Landing

Bedroom One  
14'4 x 9'8 (4.37m x 2.95m)

Bedroom Two  
10' x 11'3 (3.05m x 3.43m)

Bedroom Three  
7' x 8' (2.13m x 2.44m)

Bathroom





# OVERVIEW

- Three Bedroom Semi Detached Property
- Entrance Hall
- Lounge
- Dining Ktichen
- Family Bathroom
- Driveway Providing Off Road Parking
- Rear Garden
- Viewing Advised
- EER - D, Freehold
- Council Tax Band - A

# LOCATION LOCATION....

Cheshire Road in Aylestone is a well-established residential location offering a great balance of convenience and community. The area is well served by local shops, supermarkets, cafés, and everyday amenities, with Leicester city centre just a short drive or bus ride away for a wider range of retail and leisure options. Families benefit from access to a number of well-regarded schools within easy reach, along with nurseries and childcare facilities. For outdoor leisure, Aylestone Meadows and several nearby parks provide attractive green spaces for walking, cycling, and family days out. The area is also excellent for commuters, with regular bus services running into the city, easy road access to the M1 and M69 motorway networks, and Leicester railway station providing fast connections further afield. Altogether, Cheshire Road offers a convenient and welcoming location that appeals to both families and professionals alike.



# THE INSIDE STORY

*This spacious three-bedroom property presents an excellent opportunity for investors or anyone looking to buy their first home. Stepping into the welcoming entrance hall, you are led into a bright and inviting lounge, complete with a large bay window to the front that fills the room with natural light — an ideal space for relaxation or entertaining. To the rear, the generous dining kitchen provides a true heart of the home, fitted with a range of wall and base cabinets, oven and hob with extractor, sink drainer with mixer tap, and plumbing for a washing machine, while still leaving plenty of room for a family dining table and chairs. A door opens directly onto the rear garden, offering easy flow between indoor and outdoor living. Upstairs, a landing leads to three well-proportioned double bedrooms, each providing comfortable space for tenants, alongside a neatly appointed bathroom with white three-piece suite. Externally, the property boasts a driveway to the front for off-road parking and a private garden to the rear, perfect for outdoor enjoyment.*

