

FLOOR PLAN

DIMENSIONS

Hallway

Lounge
15' x 10'06 (4.57m x 3.20m)

Dining Kitchen
8'06 x 13'07 (2.59m x 4.14m)

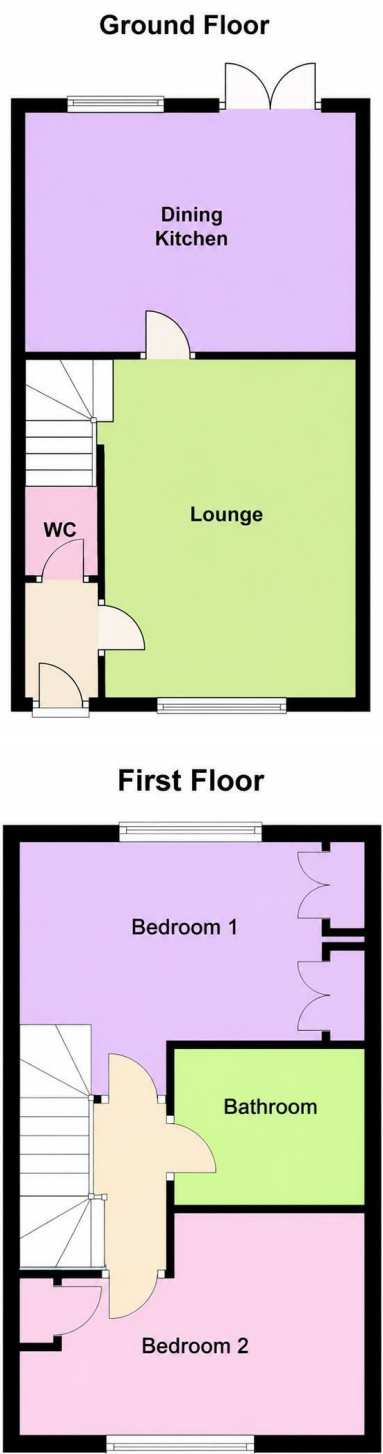
Downstairs Cloakroom
5'01 x 2'11 (1.55m x 0.89m)

Landing

Bedroom One
10'01 x 13'07 max (3.07m x 4.14m max)

Bedroom Two
7'01 x 13'07 max (2.16m x 4.14m max)

Bathroom
6' x 7' (1.83m x 2.13m)

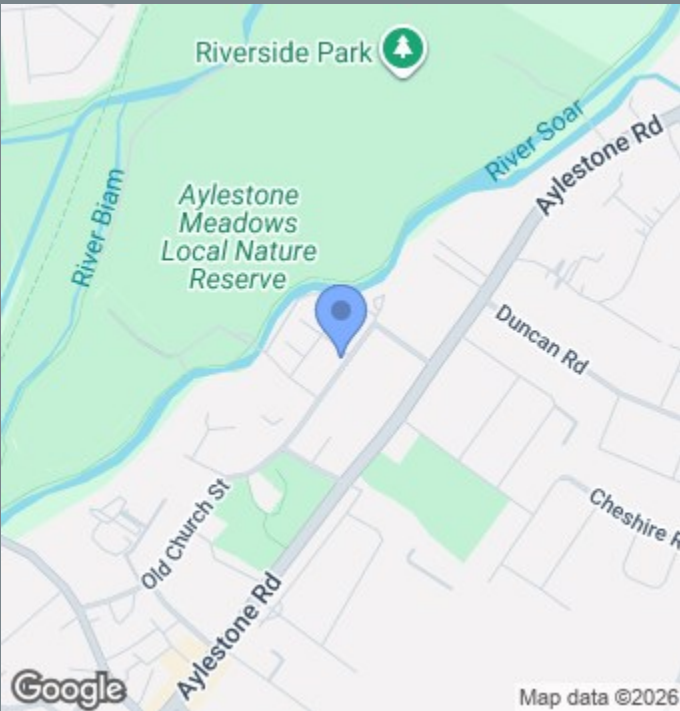


OVERVIEW

- Lovely Townhouse
- Great Location & No Chain
- Hallway & Downstairs Cloakroom
- Lounge & Dining Ktichen
- Two Double Bedrooms
- Bathroom
- Driveway & Low Maintenance Rear Garden
- Viewing Is Highly Recommended
- EER Rating - C, Freehold
- Council Tax Band - B

LOCATION LOCATION....

Disraeli Street enjoys a superb position within the ever-popular suburb of Aylestone, an area renowned for its rich history, strong community spirit and abundance of green open spaces. Once a traditional village, Aylestone has retained much of its character and charm while offering an excellent range of modern amenities. Residents are within easy reach of local shops, cafés, supermarkets and everyday conveniences, with Leicester city centre and Fosse Park providing an extensive choice of shopping, dining and leisure facilities. Families are well served by a number of highly regarded high schools and several respected primary schools nearby. One of the area's greatest attractions is the beautiful Aylestone Meadows, offering acres of riverside parkland, scenic walking and cycling routes, and an abundance of wildlife to enjoy throughout the year. The area also benefits from excellent transport links, with regular bus services, convenient access to the A426, A563 ring road and M1 motorway, making commuting straightforward. Combining a welcoming community, beautiful green surroundings and excellent everyday convenience, Disraeli Street is perfectly placed to enjoy everything Aylestone has to offer.



THE INSIDE STORY

Offered to the market with no onward chain, this lovely townhouse enjoys a fantastic location just a short stroll from the beautiful Aylestone Meadows, making it an ideal first-time purchase or home for those looking to enjoy a blend of convenience & outdoor living. The welcoming hallway leads through to a bright & comfortable lounge, where a window to the front aspect allows plenty of natural light to flood the room, creating the perfect place to relax after a busy day or spend time with family & friends. To the rear, the dining kitchen forms the heart of the home. Offering ample space for cooking, dining & entertaining, it is perfectly designed for modern living. French doors open directly onto the garden, creating a seamless connection between inside & out and making it easy to enjoy al fresco dining during the warmer months. A downstairs cloakroom adds further convenience to the ground floor. Upstairs, the landing leads to two generous double bedrooms. The primary bedroom benefits from fitted wardrobes, providing excellent storage, while bedroom two features a useful inbuilt cupboard. Both rooms offer flexible accommodation for family members, guests, or even those looking for dressing space or a home office. The family bathroom completes the first floor with a bright & practical suite. Externally, the property benefits from a driveway to the front providing convenient off-road parking. To the rear, the low-maintenance garden offers a private outdoor space, perfect for relaxing in the sunshine, entertaining friends, or simply enjoying the outdoors without the upkeep. Combining spacious accommodation, a sought-after location close to Aylestone Meadows & no onward chain, this is a fantastic opportunity to acquire a home ready to move into & enjoy. Early viewing is highly recommended.