

FLOOR PLAN

DIMENSIONS

Lounge
10'11" x 11'5" (3.33 x 3.50)

Dining Room
11'0" x 15'6" (3.36 x 4.74)

Kitchen
6'5" x 12'10" (1.96 x 3.92)

Downstairs WC
3'3" x 3'3" (1.00 x 1.00)

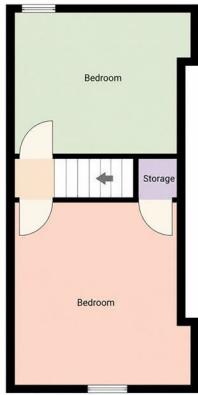
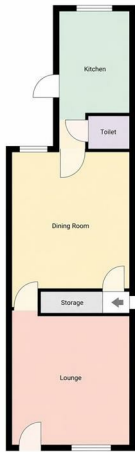
Bedroom One
12'5" x 11'3" (3.81 x 3.45)

Bedroom Two
12'5" x 13'6" (3.80 x 4.12)

Bathroom
6'5" x 12'11" (1.98 x 3.95)

Bedroom Three
12'4" x 11'4" (3.77 x 3.46)

Bedroom Four
12'5" x 10'7" (3.81 x 3.25)

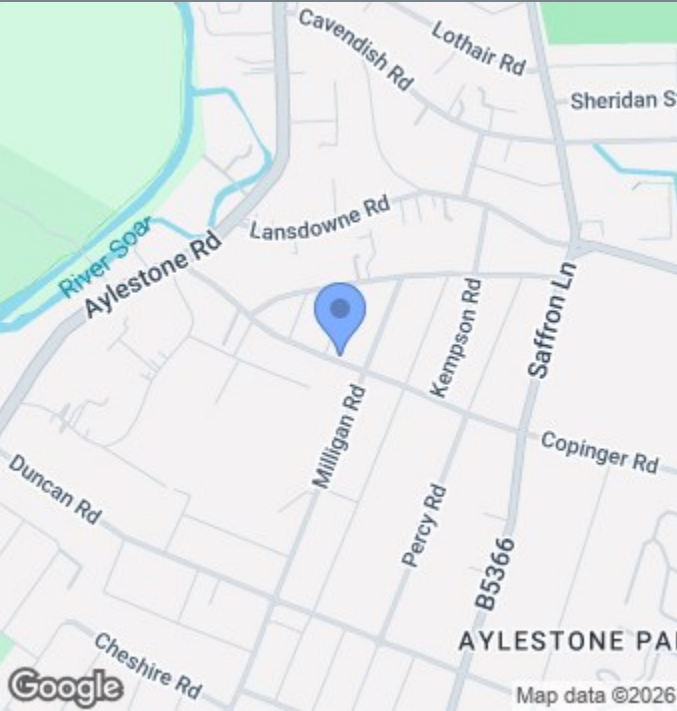


OVERVIEW

- Spacious Family Home
- Great Location
- Lounge & Dining Room
- Kitchen & Downstairs Cloakroom
- Four Bedrooms
- Family Bathroom
- Lovely Garden
- Viewing Is A Must
- EER - D, Freehold
- Council Tax Band - B

LOCATION LOCATION....

Grace Road enjoys a superb location in the ever-popular suburb of Aylestone, an area renowned for its strong sense of community, excellent amenities & abundance of green open spaces. Just a short distance away, Aylestone Meadows, the River Soar & the Grand Union Canal provide miles of picturesque walking & cycling routes, making it easy to enjoy the outdoors all year round. The area is well served by a variety of local shops, supermarkets, cafés, pubs & independent businesses, while nearby Fosse Park & Leicester city centre offer an extensive choice of shopping, dining & entertainment. Families are particularly well catered for with a selection of well-regarded schools, parks, sports facilities & community groups, helping to create a welcoming environment for all ages. Grace Road is also famous for the historic Uptonsteel County Ground, home of Leicestershire County Cricket Club, adding to the area's character & appeal. Excellent transport links include regular bus services, easy access to the A426, A563 ring road, M1 & M69, together with convenient routes into Leicester city centre, making this an ideal location for both commuters & families. Combining everyday convenience, beautiful green surroundings & a vibrant community atmosphere, Grace Road is a fantastic place to call home.



THE INSIDE STORY

This spacious three-storey terraced home occupies a fantastic location and offers generous, flexible accommodation arranged across three floors, making it an excellent choice for growing families, those working from home or anyone looking for a home with character and versatility. The property welcomes you into a beautifully proportioned lounge, where a feature fireplace creates an attractive focal point and a large front-facing window allows plenty of natural light to fill the room, providing the perfect place to relax at the end of the day. Beyond, the separate dining room offers a wonderful space for family meals and entertaining, with a charming log-burning stove adding warmth and character, making it equally inviting during the colder months. The kitchen provides ample storage and workspace for everyday cooking, while a convenient downstairs cloakroom completes the ground floor. The first floor is home to two generous bedrooms, both offering flexible space to suit your needs, whether as comfortable bedrooms, a nursery or a home office. The family bathroom is fitted with a corner bath with shower over, wash hand basin and WC, creating a practical space for busy family life. The second floor adds even more versatility, with two further well-proportioned bedrooms that could easily be used as children's rooms, guest accommodation, a hobby room or dedicated work-from-home space, depending on your lifestyle. Outside, the low-maintenance rear garden provides a lovely place to sit back and enjoy the warmer months, with plenty of room for outdoor seating and a selection of established fruit trees adding both character and seasonal interest. Combining spacious accommodation, character features, a sought-after location and the flexibility of four bedrooms across three floors, this is a wonderful home that offers something for every stage of family life.

