

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge Diner
18'11 x 11'10 (5.77m x 3.61m)

Kitchen
8'10 x 7'05 (2.69m x 2.26m)

Landing

Bedroom One
12'08 x 11'10 (3.86m x 3.61m)

Bedroom Two
12'08 x 9'07 (3.86m x 2.92m)

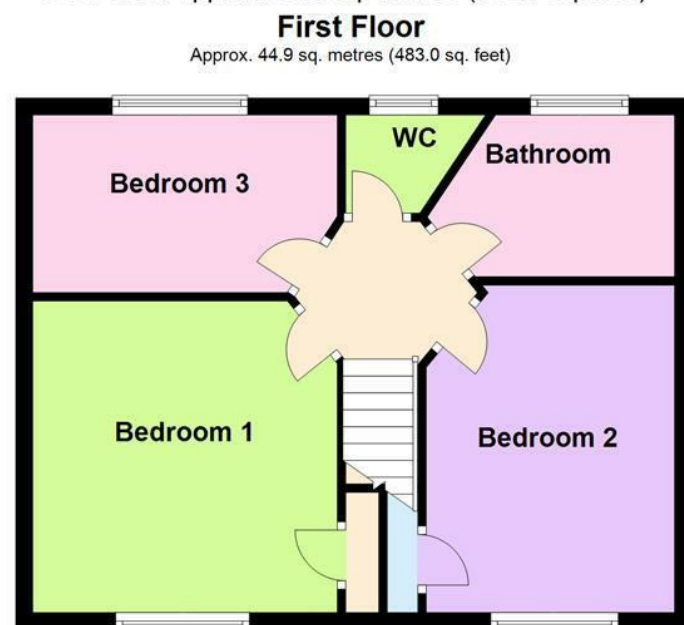
Bedroom Three
6'03 x 11'09 (1.91m x 3.58m)

Bathroom
6'01 x 10'03 (1.85m x 3.12m)

Separate WC
3'09 x 4'06 (1.14m x 1.37m)



Total area: approx. 38.3 sq. metres (412.7 sq. feet)



20 Runcorn Road, Eyres Monsell, LE2 9FS

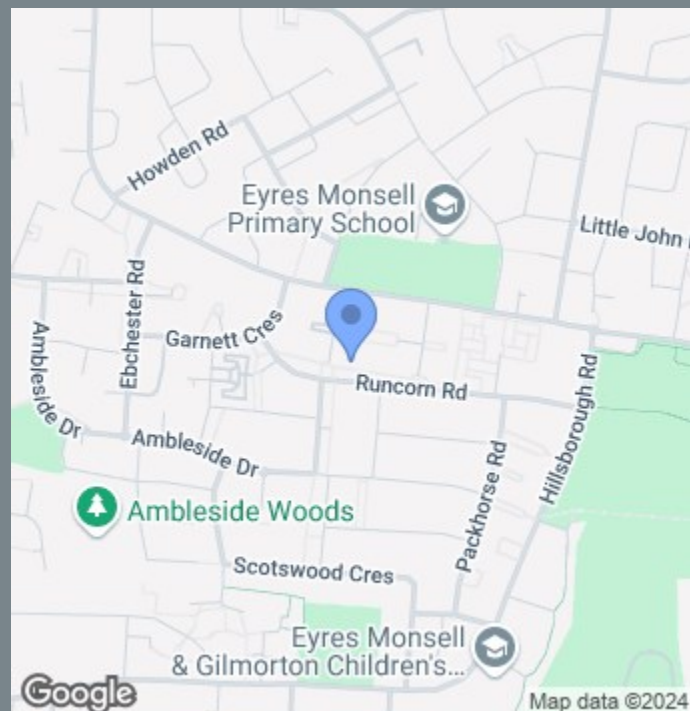
£190,000

OVERVIEW

- Family Home In Popular Location
- Chain Free
- Entrance Hall
- Lounge Diner & Kitchen
- Three Bedrooms
- Bathroom & Separate WC
- Front & Rear Garden
- Viewing Essential
- EER Rating - tbc, Freehold
- Council Tax BAnd - A

LOCATION LOCATION....

Eyres Monsell is situated in between South Wigston and Aylestone which is popular for many as this location has everything to offer. Eyres Monsell has a vast amount of local shops and two Co op superstores, many takeaway shops and restaurants. The Eyres Monsell social club really makes this location a welcoming community with different events, themed nights and parties all year round. Along with the social club there are plenty of family pubs for a nice evening drink after a long day at work. There are two parks within the Eyres Monsell estate one being a children's park with basketball courts and playing fields and the other being a park with many playing fields, a park area, children's play area and during the summer for a few weeks has a funfair with rides and attractions for all ages. Eyres Monsell is located just off the Porkpie Island making it an easy commute to Leicester City Centre, surrounding motorways and Fosse park shopping centre.



THE INSIDE STORY

This charming property presents a rare opportunity for those seeking to create their dream home. Nestled in a highly sought-after location, it offers the perfect blend of convenience and tranquility. The house, while in need of modernisation, is brimming with potential, making it an ideal project for those looking to put their personal stamp on a property. The entrance hall welcomes you with its classic charm, leading seamlessly into the heart of the home, the lounge diner. It is a generous space, flooded with natural light from the front window and offering direct access to the garden via patio doors, creating a seamless indoor-outdoor living experience. The kitchen, complete with a practical pantry, is a blank canvas awaiting your creative touch. It provides ample space for culinary adventures and has the potential to be transformed into a modern, functional hub of the home. Upstairs, the landing leads to three spacious bedrooms, each offering a peaceful retreat and the flexibility to accommodate various living arrangements. The family bathroom and separate WC complete the upper level, ensuring practicality and comfort for all. Outside, the property is graced with both a front and rear garden. The front garden offers a welcoming approach, while the rear garden provides a private sanctuary, perfect for outdoor entertaining or relaxation.

