

FLOOR PLAN

DIMENSIONS

**Entrance Hall**  
13'03 x 5'11 (4.04m x 1.80m)

**Lounge**  
13'04 x 12'07 (4.06m x 3.84m)

**Dining Area**  
10'03 x 9'08 (3.12m x 2.95m)

**Kitchen**  
9'08 x 9'08 (2.95m x 2.95m)

**Play Room/Bedroom Four**  
14'06 x 8' (4.42m x 2.44m)

**Downstairs WC**  
6'09 x 4'04 (2.06m x 1.32m)

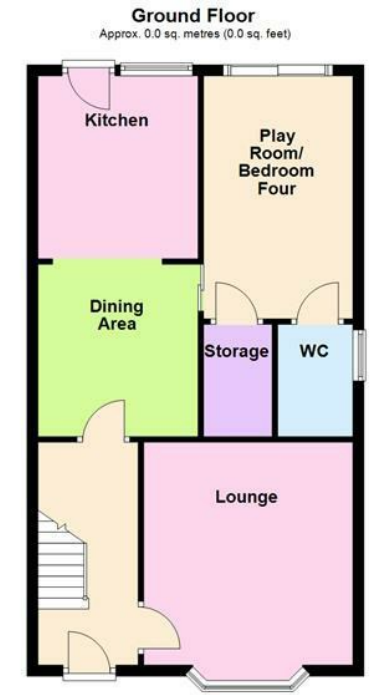
**Landing**

**Bedroom One**  
11'08 x 10'04 (3.56m x 3.15m)

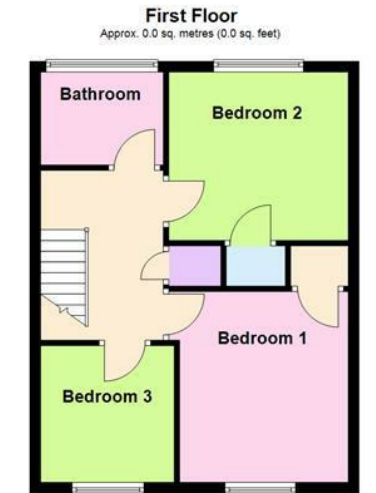
**Bedroom Two**  
10'04 x 11'03 (3.15m x 3.43m)

**Bedroom Three**  
8'03 x 8'04 (2.51m x 2.54m)

**Bathroom**  
5'06 x 7'04 (1.68m x 2.24m)



Total area: approx. 0.0 sq. metres (0.0 sq. feet)



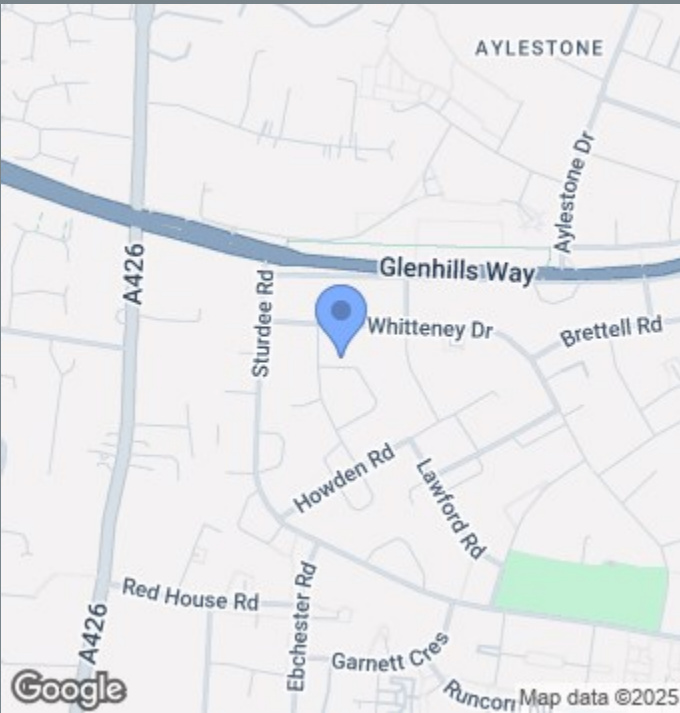


# OVERVIEW

- Spacious Family Home
- Great Location
- Entrance Hall & Lounge
- Dining Kitchen & Downstairs WC
- Play Room/Ground Floor Bedroom
- Three Bedrooms
- Family Bathroom
- Driveway & Rear Garden
- Viewing Advised
- EER - D, Freehold, 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

Nestled in a sought-after location, this beautifully presented and spacious family home offers the perfect blend of comfort and style. Stepping into the inviting entrance hall, you are greeted by a warm and welcoming ambiance that flows throughout. The elegant lounge, bathed in natural light from the front-facing window, boasts a charming feature fireplace, creating a cosy retreat for relaxing evenings. The heart of the home is the stunning dining kitchen, thoughtfully designed with an array of wall and base cabinets, a sleek sink drainer with a mixer tap, and an eye-level double oven with a hob and extractor—ideal for culinary enthusiasts. The generous dining area provides ample space for family meals and entertaining, while the versatile playroom or fourth bedroom opens onto the delightful garden through patio doors, seamlessly blending indoor and outdoor living. A convenient downstairs cloakroom adds to the practicality of the home. Upstairs, the landing leads to three fabulous-sized bedrooms, each offering a peaceful sanctuary. The stylish modern family bathroom complete with a white three-piece suite comprising of low level wc, wash hand basin and bath with a luxurious rainfall shower. Outside, the front driveway provides ample parking, while the rear garden is a private haven featuring a lush lawn, a charming patio, and a raised decked area—perfect for alfresco dining and summer gatherings. This wonderful home is truly a dream come true for families seeking space, style, and convenience.

