13 Leicester Road, Wigston LE18 1NR Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk www.nestegg-properties.co.uk

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)

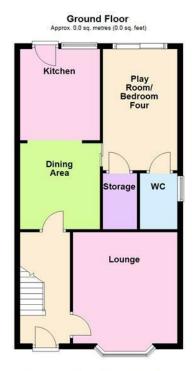
Landing

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

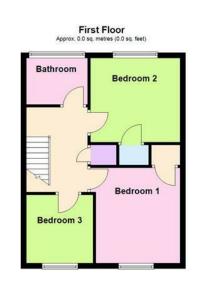
Bedroom Two 10'04 x 11'03 (3.15m x 3.43m)

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)





OFFER PROCEDURE If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualifig the offer on behalf of our vendors.

MONEY LAUNDERING Money laundering regulations 2003 — Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will

These details do not constitute part of an offer or contract.

Agents notes-FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be re
on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current
condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

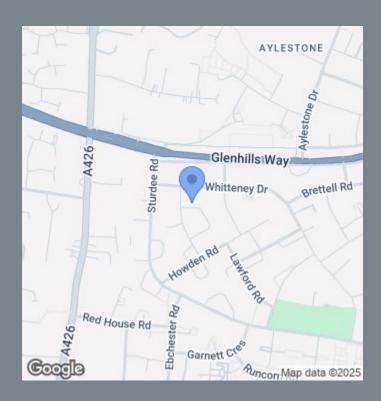
12 The Slade Greens, Eyres Monsell, LE2 9AJ Offers In Excess Of £250,000

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 threepiece 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.







