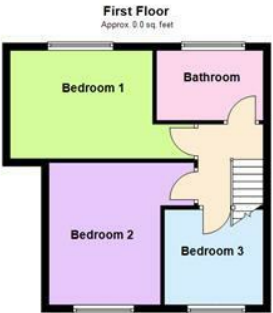
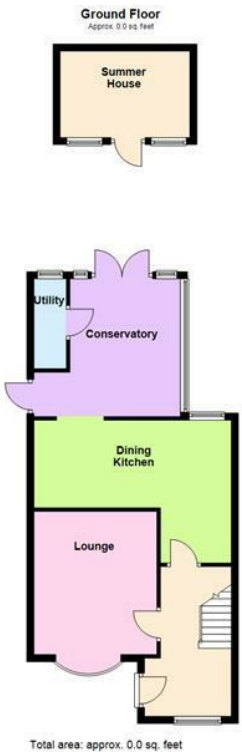


FLOOR PLAN

DIMENSIONS

- Entrance Hall
- Lounge  
13'3 x 11'4 (4.04m x 3.45m)
- Dining Kitchen  
18' x 13' max (5.49m x 3.96m max)
- Conservatory  
14'4 x 12'9 (4.37m x 3.89m)
- Utility Room  
8'7 x 4'4 (2.62m x 1.32m)
- Landing
- Bedroom One  
9'06 x 12'07 (2.90m x 3.84m)
- Bedroom Two  
10'11 x 9'02 (3.33m x 2.79m)
- Bedroom Three  
7'10 x 8'11 (2.39m x 2.72m)
- Bathroom  
5'06 x 9'07 (1.68m x 2.92m)
- Summer House  
8' x 12' (2.44m x 3.66m)



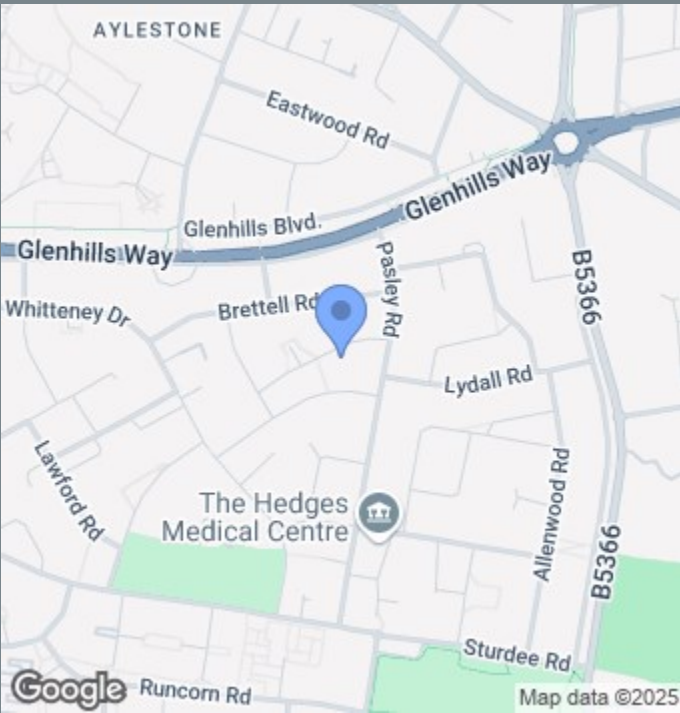


# OVERVIEW

- Stunning & Spacious Family Home
- Fabulous Location
- Entrance Hall & Lounge
- Stylish Dining Kitchen
- Conservatory & Utility Room
- Three Bedrooms
- Beautiful Bathroom
- Driveway & Landscaped Garden
- Summer House & Wooden Gazebo
- EER - C, 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 fabulous location, this truly stunning family home offers a perfect blend of charm, style, and modern comfort. Beautifully presented throughout and finished to an exceptional standard, the property welcomes you with a spacious entrance hall that sets the tone for the rest of the home. The elegant lounge to the front features a large window that floods the space with natural light, complemented by a gorgeous feature fireplace—ideal for cosy evenings in. The heart of the home is the stylish dining kitchen, thoughtfully designed with timeless shaker-style units, an inset sink with mixer tap, and a sleek eye-level double oven. The generous dining area flows effortlessly into the bright and airy conservatory, creating a wonderful space for entertaining or simply relaxing with family. A separate utility room adds practicality without compromising on style. Upstairs, the landing leads to three beautifully appointed bedrooms and a luxurious family bathroom, complete with a stunning roll-top, claw-foot freestanding bath perfect for unwinding at the end of the day. The loft is fully boarded and insulated and has a skylight window. Outside, the front of the property features a charming cobble crete driveway with a lovely seating area, while the landscaped rear garden is a true haven. With multiple seating areas, a wooden gazebo, and a delightful summer house fitted with power and lighting, the outdoor space offers endless possibilities—whether you're dreaming of a home office, games room, or simply a quiet retreat. This exceptional home really does have it all.

