

## Room Sizes

### Entrance Porch

3'01 x 5'00

### Downstairs WC

3'04 x 5'00

### Living Room

13'08 x 15'02

### Kitchen Diner

15'03 x 9'04

### Bedroom One

10'08 x 11'01

### Master En- Suite

### Bedroom Two

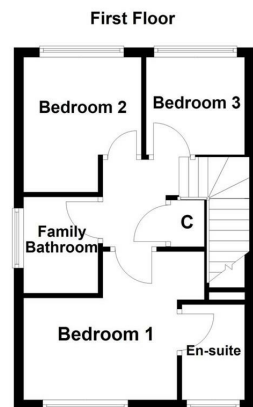
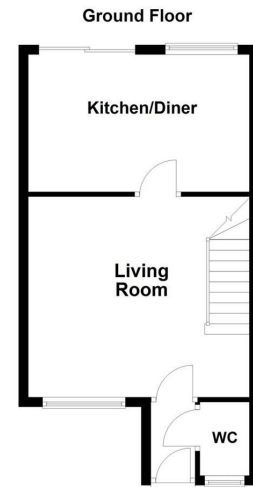
8'06 x 6'08 x 5'03

### Bedroom Three

6'07 x 6'08

### Main Bathroom

6'03 x 4'10



**FIXTURES AND FITTINGS** All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.

**VIEWING** Via our office at 1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

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**OFFER PROCEDURE** If you are obtaining a mortgage on this property one of our qualified mortgage consultants will contact you to qualify 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 be no delay in agreeing a sale.

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 relied 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 and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

Queensferry Parade, Leicester LE2 9LW

Offers Over £225,000



# The Story Begins

- Semi Detached Family Home
- Three Bedrooms
- Family Bathroom
- Master bedroom with en suite
- Living Room
- Kitchen Diner
- Entrance porch & Downstairs toilet
- Enclosed rear garden with patio & lawn
- Front Driveway with Garden Access
- Freehold - Council Tax Band B | EER Rating C

# Location Is Everything

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 childrens 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.



# Inside Story

This delightful modern home set in a popular location. It's an ideal opportunity for first-time home buyers or those looking to make an investment in the property market. As you step through the front door, you are welcomed into the entrance hall, complete with a convenient downstairs cloakroom. From the hallway, the staircase rises to the first-floor accommodation. On the ground floor, the heart of the home lies in the bright and airy kitchen diner. This modern kitchen is fitted with an array of wall and base units providing ample storage space for all your culinary needs. It also features a sink with drainer, adequate space for a fridge freezer, plumbing ready for a washing machine, and an integrated oven complemented by a gas hob. Patio doors lead directly from the dining area to the rear garden, ensuring seamless indoor-to-outdoor living. The dining space is generous enough to accommodate a table and chairs, creating the perfect setting for family meals and casual get-togethers with friends. Ascending the staircase to the first floor, you will find yourself on a landing that grants access to three well-proportioned bedrooms. The family bathroom on this floor is functional and accommodating, comprising a low-level WC, a wash hand basin, and a bath fitted with a shower over it, catering to all your bathing needs. Additionally, the standout master bedroom boasts a stylish en suite bathroom, replete with a modern shower, a low-level WC, and a wash hand basin, adding a touch of luxury and convenience. Externally, the property has off road parking lawned area to the front. To the rear, the garden is enclosed, laid to lawn and has a patio area ideal for al fresco dining and enjoying the outdoors.

