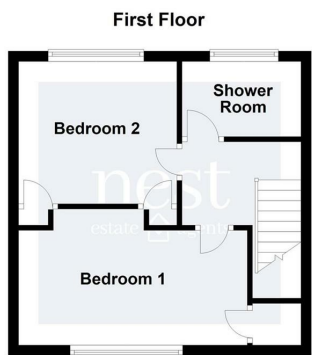


1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk
www.nestestateagents.co.uk



Room Sizes

- Hallway
- Living Room
18 x 10
- Kitchen
18 x 7
- Bedroom One
13 x 10
- Bedroom Two
10 x 9
- Shower Room



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
FREE PROPERTY VALUATION Looking to sell? Need a valuation?
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County - total coverage for your home.
Call us on 0116 2772277 for free advice.
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.

Oakpool Gardens, Leicester LE2 9FL

£189,950

The Story Begins

- No Upward Chain
- Townhouse
- Living Room
- Breakfast Kitchen
- Two Double Bedrooms
- Shower Room
- Enclosed Rear Garden
- Perfect First Time Buyer Or Investment Home
- EPC Rating- C
- Council Tax Band- 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

Situated within a convenient location overlooking a green area to the front this well presented mid town house is presented for sale without an upward chain.

Stepping into the inviting entrance hallway a staircase leads to the first floor.

The living room has been tastefully decorated and features a fire place for cosy nights in aswell as patio doors leading to the garden, bringing the outside in during the summer months.

The kitchen is equipped with wall and base units, work surface, a stainless steel sink drainer and space for all appliances. Essential to any home is the pantry, perfect for extra storage space.

To the first floor you will find two bedrooms providing ample space for rest and relaxation, with the second bedroom even boasting two built in storage cupboards. The shower room is complete with a low level wc, wash hand basin and shower corner.

Externally there is gated side access into the rear garden which has a patio area for outdoor dining as well as a lawn area, perfect for children to play.

This property is ready for a new family to truly make their own.

