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Room Sizes

Entrance Vestibule

Living Room
12'08 x 15'1

Kitchen/Dining
16'07 x 10'05

Utility Area
11 x 6

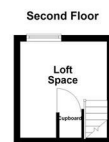
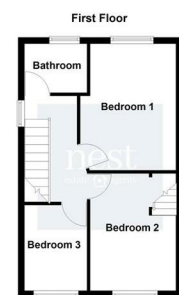
Bathroom
7'05 x 5'06

Bedroom one
13'07 x 10'7

Bedroom Two
12'06 max x 8'10 max

Bedroom Three
9'05 x 7'06

Loft Space
9'09 x 10'1



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.

Scotswood Crescent, Leicester LE2 9QE
Offers Over £235,000

The Story Begins

- Welcoming Entrance Vestibule
- Spacious Living Area
- Modern Kitchen and Dining Area
- Timber Utility Room
- Three Bedrooms With Additional Loft Space
- Family Bathroom
- Quirky Features
- Beautiful Garden
- Garden/Games Room
- Freehold EPC Rating-D Council Tax Band-A

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 stunning property offers generous accommodation spread over two floors, providing ample space for comfortable living. As you step inside, you are welcomed by an entrance vestibule that leads into a spacious lounge, ideal for both relaxation and entertaining guests. A stylish bookcase cleverly conceals a useful storage cupboard, blending functionality with aesthetics. The lounge seamlessly flows into a modern kitchen designed for both style and practicality. This culinary haven features sleek wall and base units, a built-in oven, hob and extractor, as well as a sink with a drainer and surrounding worktops. An added breakfast bar provides the perfect spot for morning coffees or casual dining. Adjacent to the kitchen is a convenient timber utility room that ensures all your practical needs are met, making daily chores a breeze. On the first floor, you will find three well-appointed bedrooms, each offering a peaceful retreat for the whole family. Bedroom two features steps leading to a loft area, presenting a versatile space that can be adapted to your needs, whether for storage or additional living space. Step outside to discover the garden, a true gem for anyone who loves to entertain! The garden/games room, complete with a bar, is simply wow-worthy and sets the stage for memorable gatherings with friends and family. Additionally, off-road parking at the front of the property ensures that you have convenient and secure parking available. This home is truly one of a kind, and you don’t want to miss the chance to see it for yourself. Schedule your viewing today!

