



**Connells**  
connells.co.uk 0116 247 7477  
**FOR SALE**

**Connells**

Monmouth Drive  
Leicester



### Property Description

Eyres Monsell is located in the South West corner of Leicester. This sought after location boasts two primary schools, a selection of shops and takeaways, two large parks with play and gym equipment, churches and doctors surgeries, public house and is served by regular bus links to the city centre and has everything you need for convenient living.

This three bedroom property is located in the sought after location of the Eyres Monsell. The property benefits from three good size bedrooms, a large lounge and well maintained back garden. Viewing recommended to see its full potential.

### Entrance Porch

With a door and window to the front of the property.

### Hallway

With a door from the porch, stairs rising to the first floor and door to the lounge.

### Lounge

16' 7" x 12' 11" ( 5.05m x 3.94m )

With a bow window to the front of the property, gas fireplace with surround, under stairs cupboard, coving to the ceiling and central heating radiator.

### Kitchen

15' 10" x 6' 9" ( 4.83m x 2.06m )

Fitted with wall and base units, work surfaces housing the sink drainer, splashback tiling, space for a cooker, plumbing for a washing machine, central heating boiler, central heating radiator and windows to the rear of the property.

### Lean-To

16' 7" x 4' 9" ( 5.05m x 1.45m )

With a window to the rear and double doors leading out to the garden.

## First Floor Landing

With stairs rising from the ground floor.

## Bedroom One

10' 9" x 8' 10" ( 3.28m x 2.69m )

With a window to the front of the property, coving to the ceiling, built in wardrobes, storage cupboard and central heating radiator.

## Bedroom Two

11' 10" x 9' ( 3.61m x 2.74m )

With a window to the front of the property, coving to the ceiling, laminate flooring, storage cupboard and central heating radiator.

## Bedroom Three

8' 9" x 5' 2" ( 2.67m x 1.57m )

With a window to the rear, coving to the ceiling and central heating radiator.

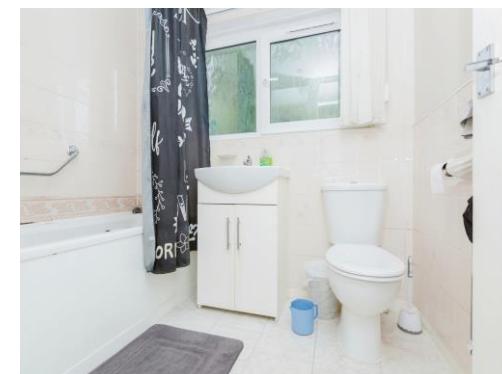
## Bathroom

There is a bath with shower over, wash hand basin in a vanity unit, wc, central heating radiator and window to the rear.

## Outside

At the front of the property there is a driveway providing off road parking with double gates at the front. Border with shrubs and plants and a pathway leading to the front door.

The rear garden has a patio area, steps up to a lawn, flower beds with mature shrubs, further block paved area and fenced borders









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**view this property online [connells.co.uk/Property/BLA309012](http://connells.co.uk/Property/BLA309012)**

**directions to this property:**

Proceed out of Blaby along Leicester Road and at the roundabout continue straight ahead. At the traffic lights continue ahead towards Glen Parva. Turn right onto Hillsborough Road and right onto Featherstone Drive. Turn left onto Monmouth Drive where the property is situated and can be identified by our Connells For Sale board.

**EPC Rating: F**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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