



**Connells**

Brettell Road  
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 four bedroom property is being offered to the market with no onward chain and has huge potential. The property is spacious throughout and viewing is highly recommended to appreciate the space it has to offer. Call now to view.

## Entrance Hall

With a door to the front of the property, stairs rising to the first floor and under stairs cupboard.

## Lounge

12' 11" x 12' 7" ( 3.94m x 3.84m )

With a double glazed window to the front of the property, fireplace and central heating radiator.

## Kitchen Area

11' x 9' 9" ( 3.35m x 2.97m )

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, space for an oven and there is a double glazed window to the rear of the property.

## Dining Room

10' 11" x 8' 11" ( 3.33m x 2.72m )

With double glazed patio doors to the rear of the property.

## Conservatory

With patio doors to the rear garden and windows to the rear.

## Downstairs W.C.

Located off the conservatory, there is a w.c, wash hand basin and a storage room.

## First Floor Landing

With stairs rising from the ground floor.

## Bedroom One

13' 1" x 10' 9" ( 3.99m x 3.28m )

With two double glazed windows to the front of the property, wardrobes and central heating radiator.

## Bedroom Two

13' x 11' 6" ( 3.96m x 3.51m )

With a double glazed window to the front of the property, two built in wardrobes and central heating radiator.

## Bedroom Three

10' 4" x 6' 4" ( 3.15m x 1.93m )

With a double glazed window to the rear of the property and central heating radiator.

## Bedroom Four

9' 5" x 7' 7" ( 2.87m x 2.31m )

With a double glazed window to the rear of the property.

## Shower Room

There is a shower cubicle, wash hand basin, wc, tiled walls and double glazed window to the rear of the property.

## Outside

At the front of the property there is off road parking.

The rear garden has a patio area, mature shrubs and trees 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

**T 0116 247 7477**  
**E [blaby@connells.co.uk](mailto:blaby@connells.co.uk)**

8-10 Leicester Road BLABY  
 LEICESTER LE8 4GQ

**view this property online [connells.co.uk/Property/BLA308665](http://connells.co.uk/Property/BLA308665)**

**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 and turn right onto Hillsborough Road. At the end of the road turn left onto Sturdee Road and right onto Pasley Road, then left onto Brettell Road where the property is situated.

**EPC Rating: D**

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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Property Ref: BLA308665 - 0004