



Connells

Allenwood 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 three bedroom property is being presented to the market in the sought after area of the Eyres Monsell. The property is well presented throughout and benefits from a lounge, spacious kitchen-diner and utility for added space. Viewing is advised to appreciate the space the property has to offer.

Entrance Hall

With a door to the front of the property, stairs rising to the first floor, under stairs cupboard, central heating radiator and solid oak flooring.

Lounge

14' 6" x 11' 11" (4.42m x 3.63m)

With a double glazed window to the front of the property, tv point, central heating radiator, coving to the ceiling and solid oak flooring.

Kitchen/ Diner

18' 2" x 11' 5" (5.54m x 3.48m)

Fitted with wall and base units, work surfaces housing the sink drainer, integrated electric oven and hob, plumbing for a washing machine and dish washer and patio doors leading out to the rear garden.

Utility Room

9' 11" x 5' 4" (3.02m x 1.63m)

Fitted with wall and base units and door to the rear garden.



First Floor Landing

With stairs rising from the hallway, airing cupboard and storage cupboard.

Bedroom One

12' 8" x 12' (3.86m x 3.66m)

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

Bedroom Two

12' 1" x 10' 4" (3.68m x 3.15m)

With a double glazed window to the rear of the property, built in wardrobe and central heating radiator.

Bedroom Three

8' 11" x 7' 9" (2.72m x 2.36m)

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

Bathroom

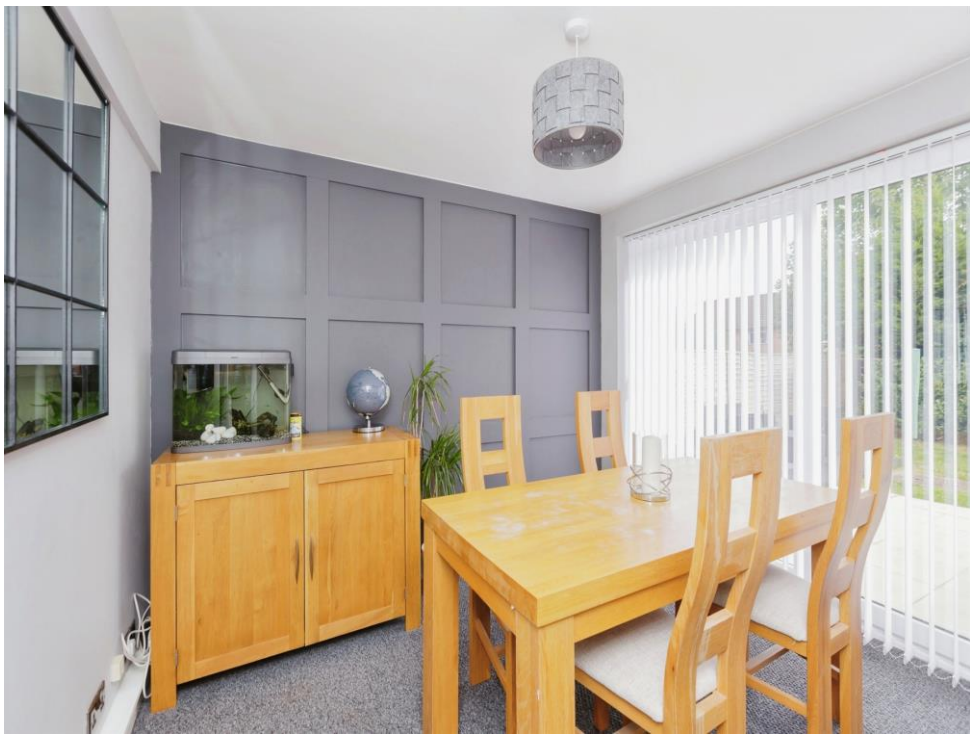
There is a bath with mixer taps and shower over, wash hand basin, wc, part tiling, central heating radiator and double glazed window to the rear of the property.

Outside

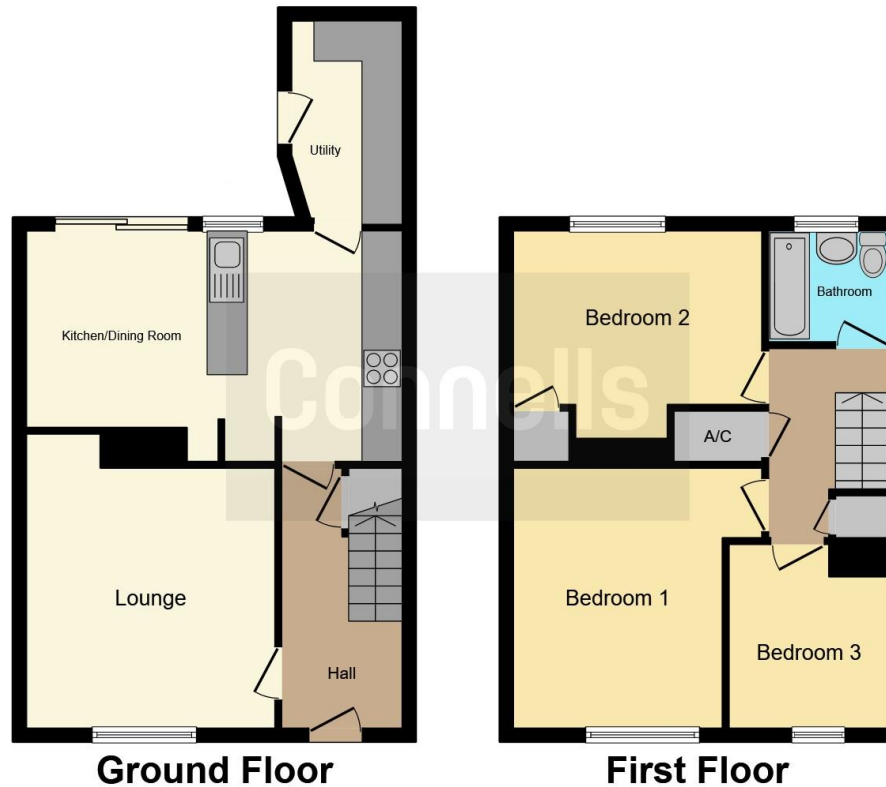
At the front of the property there is a driveway providing off road parking.

The rear garden has a lawn, patio area and side gate access.









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

To view this property please contact Connells on

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view this property online connells.co.uk/Property/BLA309207

directions to this property:

Proceed out of Blaby along Leicester Road, at the County Arms traffic lights continue straight ahead towards Glen Parva. Turn right onto Hillsborough Road and at the end of the road turn right onto Sturdee Road and left onto Allenwood Road where the property is located.

EPC Rating: Awaited

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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