



**Connells**

Spendlow Gardens  
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 house would make an ideal first time purchase. The property has off road parking and plenty of storage and has generous sized rooms. Call now to view.

## Entrance Hall

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

## Lounge/ Diner

18' 11" max x 14' max ( 5.77m max x 4.27m max )

With a double glazed window to the front of the property, double glazed patio doors to the rear of the property and two central heating radiators.

## Kitchen

13' 4" x 6' 7" ( 4.06m x 2.01m )

Fitted with wall and base units, work surfaces housing the sink drainer, electric oven, gas hob with cooker hood over, plumbing for a washing machine, LED lights and double glazed window to the rear of the property.

## Utility/ Storage

Accessed from the kitchen, there are doors to the front and rear.

## First Floor Landing

With stairs rising from the hallway, central heating radiator, loft access and double glazed window.

## Bedroom One

12' 1" x 11' 4" ( 3.68m x 3.45m )

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

## Bedroom Two

12' 1" max x 10' 11" max ( 3.68m max x 3.33m max )

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

## Bedroom Three

8' 1" x 7' 8" ( 2.46m x 2.34m )

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

## Family Bathroom

There is a bath with mixer taps and shower over, wash hand basin in a vanity unit, tiled walls, central heating radiator and double glazed window to the rear of the property.

## Separate W.C.

With a w.c. and central heating radiator.

## Outside

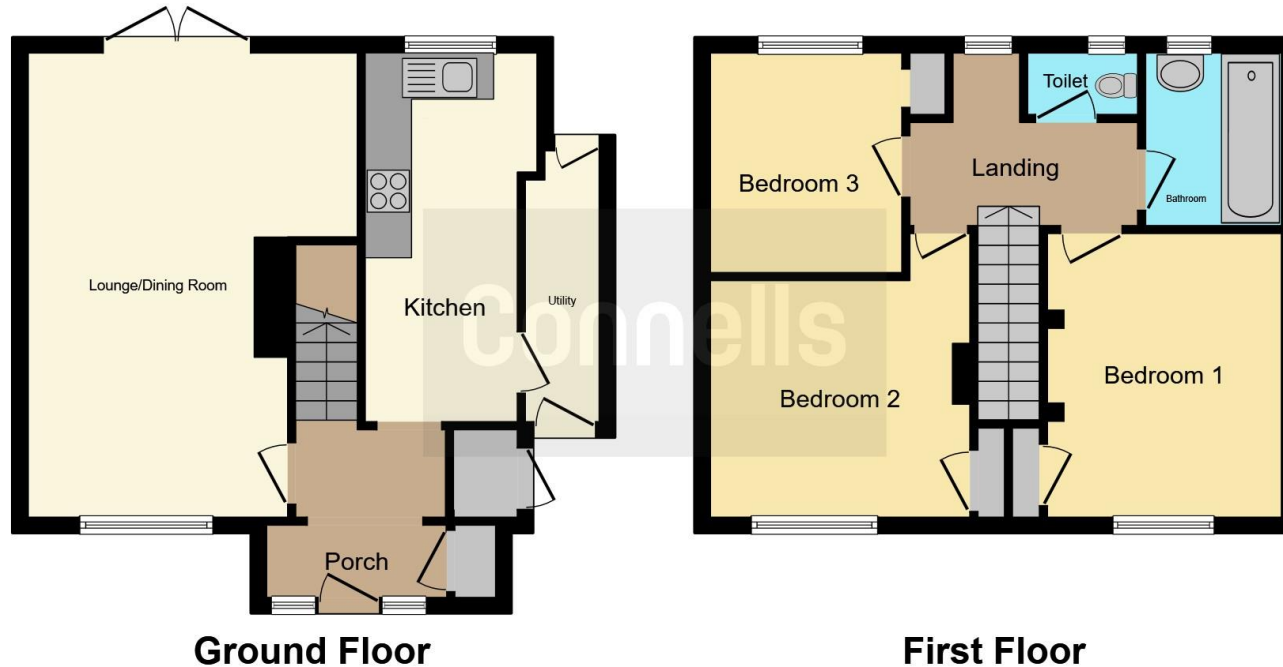
To the front of the property there is a driveway providing off road parking.

The rear garden has a lawn, decked area, patio area and timber fenced surrounds.









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/BLA309273](http://connells.co.uk/Property/BLA309273)**

**directions to this property:**

Proceed out of Blaby along Leicester Road, at the roundabout continue straight ahead. At the traffic lights continue straight ahead and turn right onto Hillsborough Road. At the end of the road turn left onto Sturdee Road and right onto Pasley Road. Turn right onto Little John Road and left onto Spenlow Gardens 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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