



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 being sold with no onward chain and would make an ideal first time or investment purchase. The property is spacious throughout with a private rear garden and viewing is highly recommended.

Agents Note:

The Land Registry title has yet to be updated with the Vendors details. Please ask the branch for more details.

Entrance Hall

With a double glazed door and window to the front of the property and stairs rising to the first floor.

Open Plan Lounge/Kitchen:

Lounge Area

20' 7" x 9' 8" (6.27m x 2.95m)

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

Kitchen Area

12' 8" x 8' 7" (3.86m x 2.62m)

Fitted with wall and base units, work surfaces housing the sink drainer, splashback tiling, space for an oven, cooker hood and double glazed window to the rear of the property.

First Floor Landing

With stairs rising from the hallway.

Bedroom One

16' x 10' 3" (4.88m x 3.12m)

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

Bedroom Two

11' 11" x 10' 2" (3.63m x 3.10m)

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

Bedroom Three

9' 5" x 7' 4" (2.87m x 2.24m)

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

Bathroom

There is an 'L' shaped bath with shower over, wash hand basin, wc, partly tiled walls, central heating radiator and double glazed window to the rear of the property.

Outside

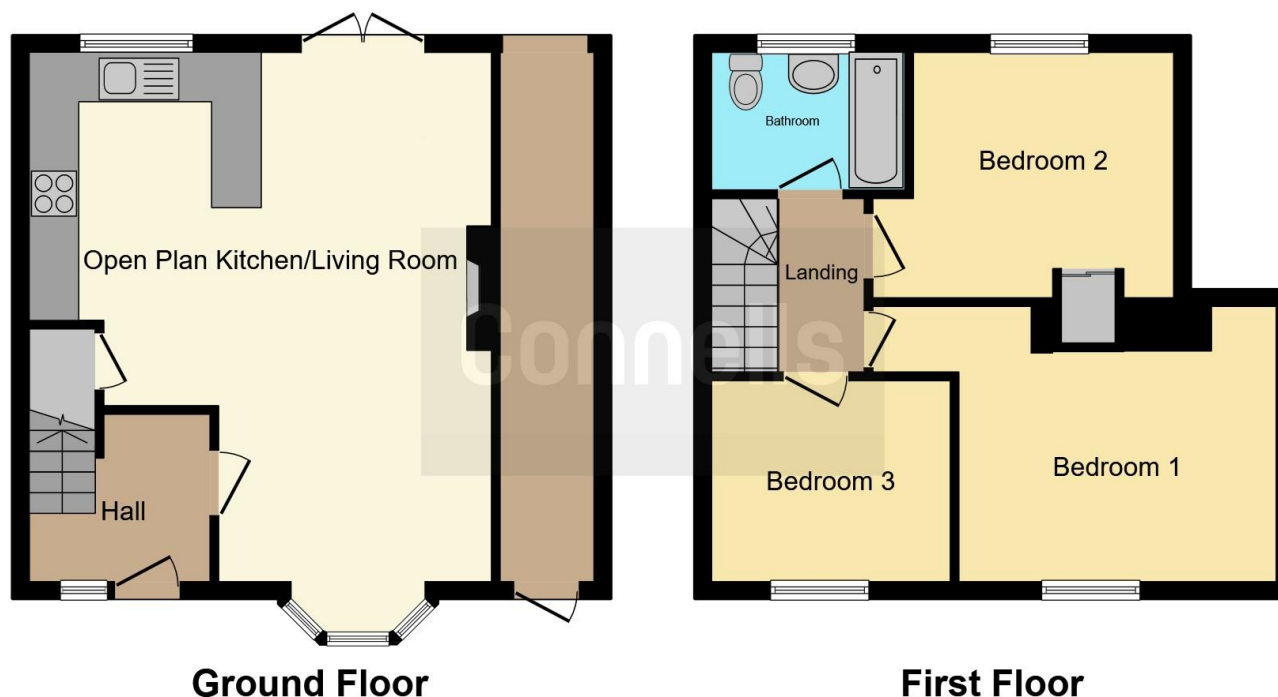
The front garden has a lawn, path leading to the front door and side alley through to the rear of the property.

The rear garden is low maintenance with paving, shed, side gate 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

To view this property please contact Connells on

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view this property online connells.co.uk/Property/BLA309357

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: 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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