



Connells

Scotswood Crescent
Leicester

Scotswood Crescent Leicester LE2 9QD

for sale offers in excess of
£210,000



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 situated in the sought after area of LE2. The property is well presented throughout and would make an ideal home. The property benefits from a driveway and is spacious downstairs. Viewing is highly recommended.

Entrance Porch

With a door to the front and door through to the hallway.

Hallway

With a door from the porch, central heating radiator and stairs rising to the first floor.

Lounge

With a window to the front of the property, central heating radiator and patio doors through to the conservatory.

Conservatory

With double doors leading out to the garden.

Kitchen/Diner

24' 5" x 9' (7.44m x 2.74m)

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, splashback tiling, space for a cooker, plumbing for a washing machine, space for a fridge freezer, under stairs cupboard and double glazed window to the rear of the property.

First Floor Landing

With stairs rising from the hallway.

Bedroom One

10' 11" x 10' 5" (3.33m x 3.17m)

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

Bedroom Two

15' 11" max x 10' 2" (4.85m max x 3.10m)

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

Bedroom Three

9' 6" max x 7' 3" max (2.90m max x 2.21m max)

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

Shower Room

There is a shower cubicle, wash hand basin, wc, partly tiled walls, chrome towel radiator.

Outside

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

The rear garden has a patio area and timber fencing.

Note:

There are Solar Panels on the property.









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

T 0116 247 7477
E blaby@connells.co.uk

8-10 Leicester Road BLABY
 LEICESTER LE8 4GQ

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 left onto Scotswood Crescent where the property is located.

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/BLA309548



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BLA309548 - 0003