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Connells

Scotswood Crescent  
Leicester



# Scotswood Crescent Leicester LE2 9QB

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 two bedroom property would make an ideal first time purchase. Immaculately presented throughout - viewing is highly recommended to appreciate the accommodation this property has to offer.

## Lounge/Dining Room

19' 11" x 9' 1" ( 6.07m x 2.77m )

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

## Conservatory

11' 6" x 8' 3" ( 3.51m x 2.51m )

A upvc construction with windows to the side and rear, tiled flooring and doors through to the rear porch.

## Rear Porch

With a door to the rear and is accessed from the Conservatory and Utility.

## Kitchen

11' 2" x 7' 3" ( 3.40m x 2.21m )

Fitted with wall and base units, work surface housing the stainless steel sink drainer, space for a range cooker with cooker hood over, spaces for a fridge and freezer, central heating radiator, tiled flooring and double glazed windows to the rear and side of the property.

## Porch

With a door to the front, windows to the front and side and door through to the hallway.

## Entrance Hall

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

## Utility Room

There is plumbing for a washing machine, door to the front and double glazed window to the rear of the property.

## First Floor Landing

With stairs rising from the hallway, central heating radiator and double glazed window to the side of the property.

## Bedroom One

11' 3" x 8' 1" ( 3.43m x 2.46m )

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

## Bedroom Two

10' 7" x 9' 11" ( 3.23m x 3.02m )

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

## Shower Room

There is a shower cubicle, wash hand basin in a vanity unit, wc, tiled walls, heated towel radiator.

## Outside

At the front of the property there is a block paved driveway providing off road parking with gates at the front and flower bed at the side.

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



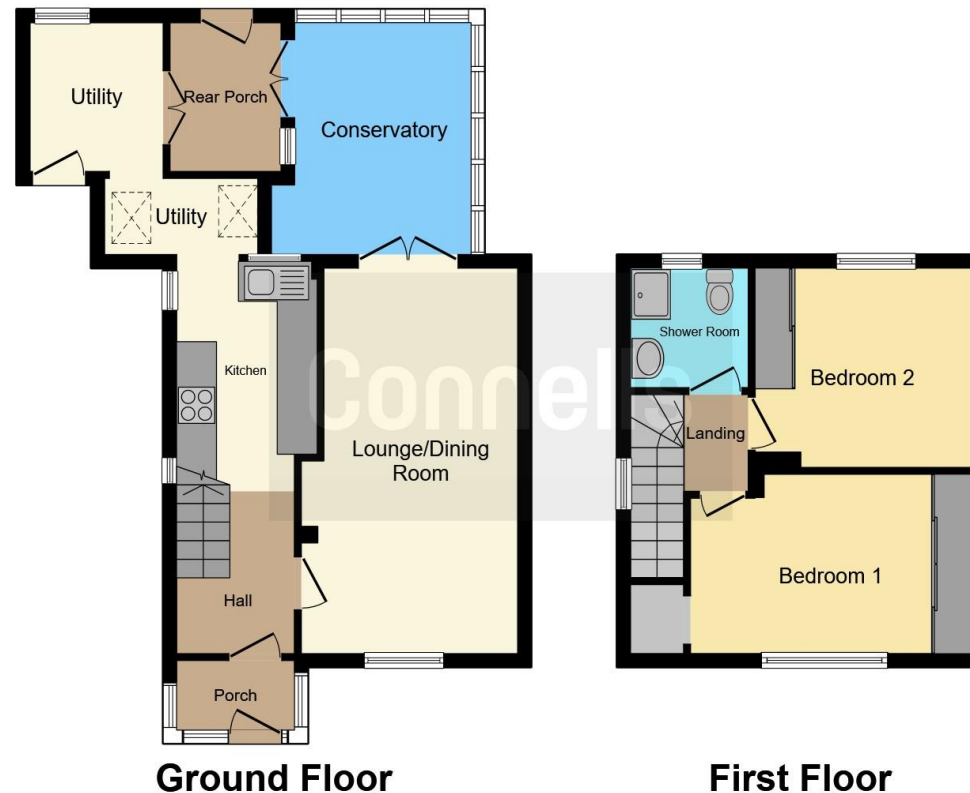












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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

#### 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/BLA309530](http://connells.co.uk/Property/BLA309530)**



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