



Connells

Glenhills Boulevard
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 semi-detached property is being presented to the market with no onward chain. Well presented throughout and benefiting from off-road parking and a rear garden. Viewing is highly recommended.

Entrance Hall

With a double glazed door to the front of the property, under stairs cupboard and central heating radiator.

Cloakroom

There is a wc and single glazed window to the side of the property.

Lounge

12' 11" x 12' 9" (3.94m x 3.89m)

There is a double glazed French doors to the rear, tv point, central heating radiator, coving to the ceiling and gas fireplace (which is currently capped off).

Dining Room

10' 2" x 9' 2" (3.10m x 2.79m)

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

Kitchen

10' 3" x 9' 2" (3.12m x 2.79m)

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, integrated electric oven, gas hob with cooker hood over, plumbing for a washing machine and dish washer, space for a fridge freezer, central heating radiator, spot lights to the ceiling and double glazed window to the front of the property.

First Floor Landing

With stairs rising from the ground floor, loft access, airing cupboard housing the boiler and double glazed window to the front of the property.

Bedroom One

12' 9" x 11' 9" (3.89m x 3.58m)

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

Bedroom Two

12' 9" x 10' 2" (3.89m x 3.10m)

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

Bedroom Three

8' 5" x 8' 3" (2.57m x 2.51m)

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

Bathroom

There is a bath with shower over, wash hand basin, wc, extractor fan, partly tiled walls, central heating radiator and double glazed window to the front of the property.

Outside

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

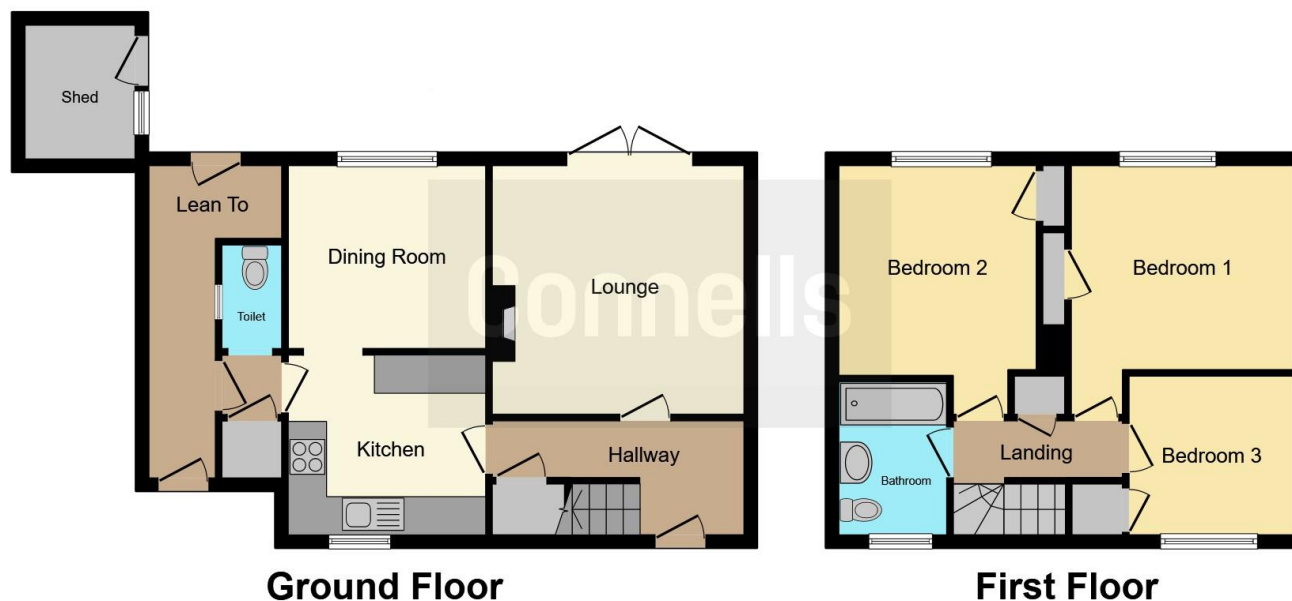
The rear garden has a paved patio area, lawn, trees and a brick built shed.

At the side of the property there is a covered walkway with doors to the front and rear.









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

view this property online connells.co.uk/Property/BLA309338

directions to this property:

Proceed out of Blaby along Leicester Road and at the roundabout continue ahead. At the traffic lights continue ahead towards Glen Parva. At the traffic lights junction with Glenhills Way turn right and right again onto Sturdee Road, then left onto Glenhills Boulevard where the property is located on the right hand side.

EPC Rating: Council Tax
 Awaited Band: A

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.

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

Property Ref: BLA309338 - 0002