



Connells

Ambleside 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 well presented throughout and would make an ideal first time purchase. The property is situated in the sought after location of LE2 and is spacious throughout. Viewing is highly recommended to appreciate the accommodation this property has to offer.

Porch

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

Entrance Hall

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

Lounge/Diner

20' 6" x 11' 7" (6.25m x 3.53m)

With double glazed windows to the front and rear of the property, electric fireplace and two central heating radiators.

Kitchen

13' x 6' 4" (3.96m x 1.93m)

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, double glazed window to the rear of the property and door to the rear garden.



First Floor Landing

With stairs rising from the ground floor and loft access (which is partly boarded - not checked by the agent).

Bedroom One

15' 7" x 9' 6" (4.75m x 2.90m)

With two double glazed windows to the rear of the property and central heating radiator.

Bedroom Two

11' 7" x 11' 1" (3.53m x 3.38m)

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

Bedroom Three

8' 9" x 7' 11" (2.67m x 2.41m)

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

Bathroom

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

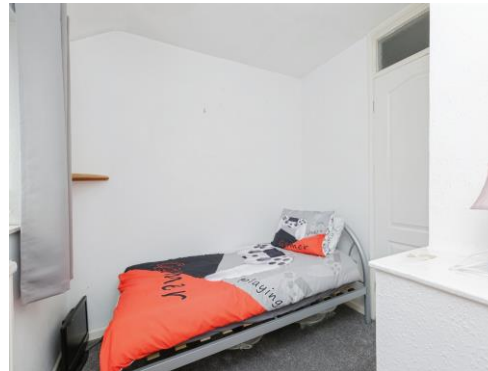
Outside

At the front of the property there is a driveway providing off road parking with iron gates to the front.

The rear garden has a lawn, patio area, brick built shed and fenced borders.

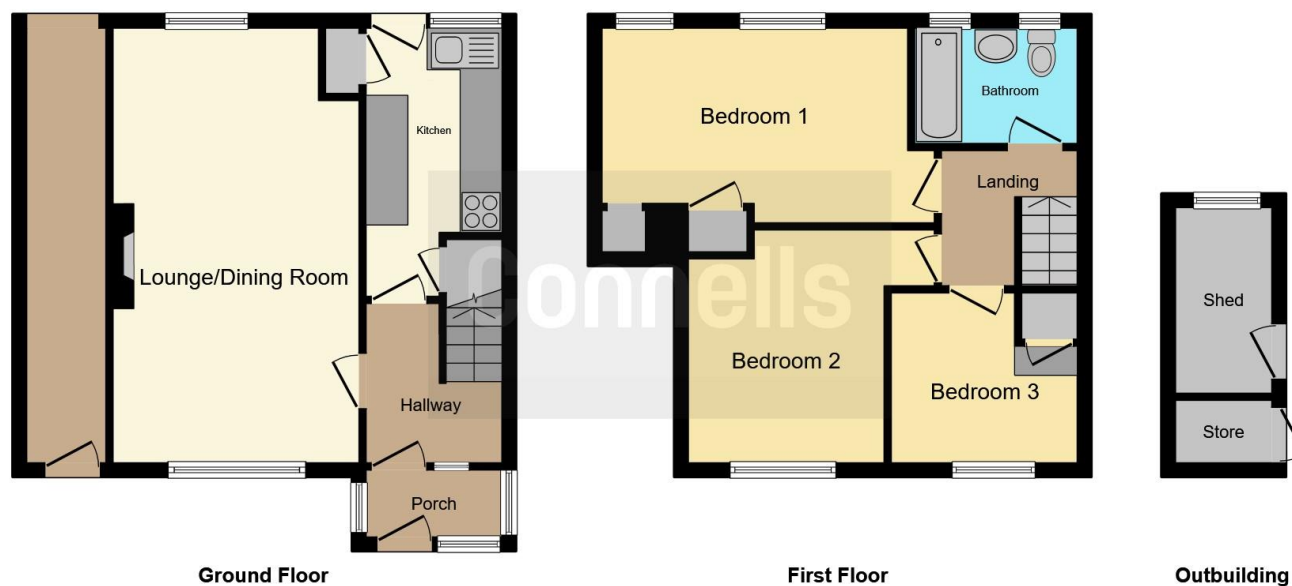
Agents Note:

The sale of this property will be subject to receipt of Letters of Administration from the Probate Office. We ask that interested parties seek guidance as to the potential timeframes involved for this purchase with their conveyancer.









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 Red House Road and right again onto Ambleside Drive where the property is located.

EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/BLA309560



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: BLA309560 - 0002