



Connells

Bentinghouse Road
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 beautifully presented three bedroom property is situated in a sought after location and would make an ideal family home. This property benefits from a large conservatory, driveway and landscaped rear garden. Call now to view.

Entrance Porch

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

Lounge

13' 3" x 11' 4" (4.04m x 3.45m)

With a double glazed window to the front of the property, electric fireplace and laminate flooring.

Kitchen/Diner

18' x 13' max (5.49m x 3.96m max)

There are matching wall and base units, work surfaces housing the sink drainer, splashback tiling, integrated double electric oven and electric hob with cooker hood over, tiled flooring, space for a dining table, central heating radiator, window to the rear of the property and is open to the conservatory.

Conservatory

14' 4" x 12' 9" (4.37m x 3.89m)

A upvc construction with windows to the sides and rear and double doors opening out to the rear garden.

Utility Room

8' 7" x 4' 4" (2.62m x 1.32m)

There are cupboards, work surfaces, plumbing for a washing machine and dish washer, tiled walls and window to the rear.

First Floor Landing

With stairs rising from the ground floor.

Bedroom One

10' 11" x 9' 2" (3.33m x 2.79m)

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

Bedroom Two

16' 4" max x 9' 4" (4.98m max x 2.84m)

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

Bedroom Three

7' 11" x 6' 11" (2.41m x 2.11m)

With a window to the front of the property, wardrobes and central heating radiator.

Bathroom

There is a freestanding roll top bath with claw feet, wc, wash hand basin in a vanity unit, tiled walls, central heating radiator, spot lights to the ceiling and double glazed window to the rear of the property.

Outside

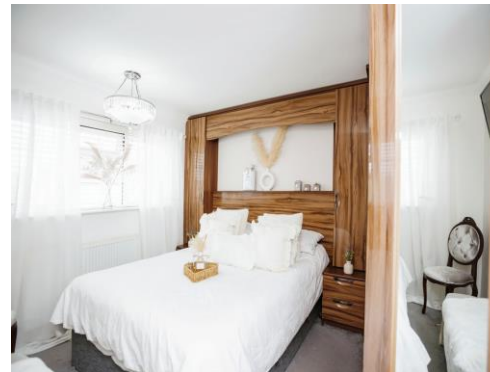
At the front of the property there is a driveway providing off road parking.

The low maintenance rear garden has a patio area, astro turf area with pergola and log cabin.

Outbuilding

12' 7" x 7' 4" (3.84m x 2.24m)

With power and light and is insulated.









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/BLA309705

directions to this property:

Proceed out of Blaby along Leicester Road. At the traffic lights continue straight ahead towards Glen Parva, turn right onto Hillsborough Road. Continue to the end of this road and turn left onto Sturdee Road and immediately right onto Pasley Road. Continue along and turn left onto Bentinghouse Road where the property is located on the right hand side and can be identified by our Connells For Sale board.

EPC Rating: C Council Tax
 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.

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