



23 Lydall Road  
, Leicester, LE2 9BP  
**£250,000**





No Upward Chain! This recently refurbished Three Bedroom Terrace House is located in Eyres Monsell, conveniently located close to local school, amenities and the motorway network.

The property has had a full refurbishment including, brand new central heating system with a boiler, updated wiring, brand new kitchen and bathroom, brand new UPVC double glazing, brand new internal doors, new block paving on the front garden and a full redecoration throughout.

The property comprises of; entrance hallway, lounge, open plan kitchen diner to the ground floor. To the first floor are three good sized bedrooms benefitting of two doubles and one single and a fully fitted three piece bathroom suite.

Internal Viewing is highly recommended to appreciate the property. Call us now on 0116 288 3872 to arrange a viewing.

- Three Bedroom Terraced House
- Recently Refurbished Throughout
- Brand New Baxi Boiler & Central Heating
- Updated Wiring
- Brand New UPVC Double Glazed Windows
- Enclosed Large Rear Garden
- Close to Motorway Network & Local Amenities
- Internet - see <https://www.ofcom.org.uk/>
- Council Tax Band A
- EPC Rating TBC, a new one is ordered



**Location**

Eyres Monsell is located approximately 3 miles south of Leicester City Centre. The location is convenient for local shops, Access to Leicester City Centre, Fosse Park Shopping Centre and the motorway network. Local Schools include Rolleston Primary School, Eyres Monsell, Primary, The Samworth Academy, Sir Jonathan North College and South Wigston High School.

**DRAFT DETAILS AWAITING VENDOR APPROVAL**

**Lounge**

13 x 12'2 (3.96m x 3.71m)

**Open Plan Kitchen/Diner**

18'5 x 11'4 (5.61m x 3.45m)

**Bedroom One**

13 x 11'3 (3.96m x 3.43m)

**Bedroom Two**

14'5 x 9'5 (4.39m x 2.87m)

**Bedroom Three**

10 x 9'2 (3.05m x 2.79m)

**Bathroom**

7'7 x 6'8 (2.31m x 2.03m)

**Utility**

10'8 x 5'4 (3.25m x 1.63m)

**Valuation**

Are you looking to sell your own home? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Aston & Co on and one of the team will happily arrange an appointment.

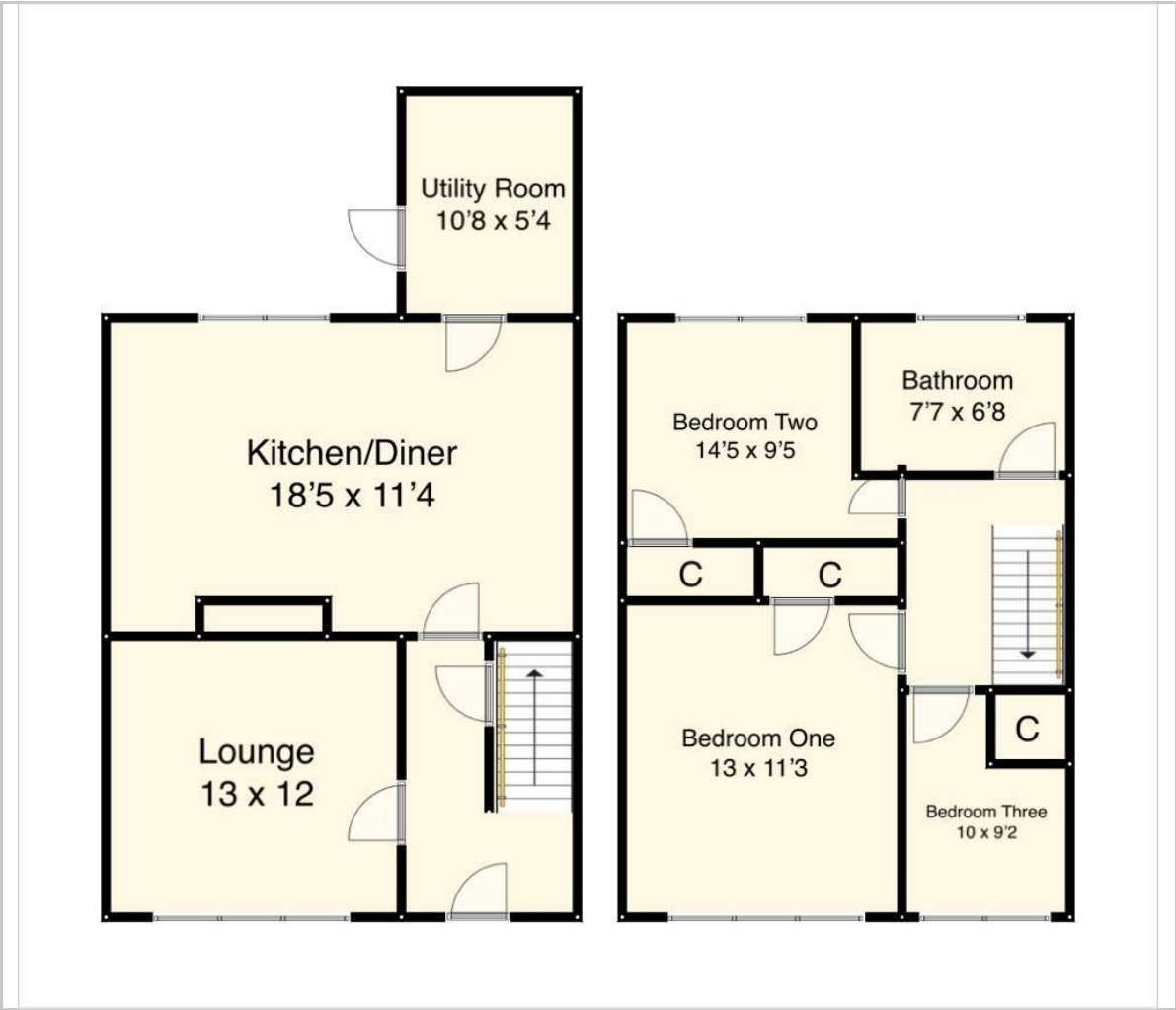
**Financial Services**

Do you require any assistance with a mortgage? We have an in house mortgage adviser who has a whole of market lender panel to tailor the best product for each individual. If you are wanting to get some advice on borrowing, give our office a call on and we can arrange an appointment at a convenient time that suits you.





Floor Plan



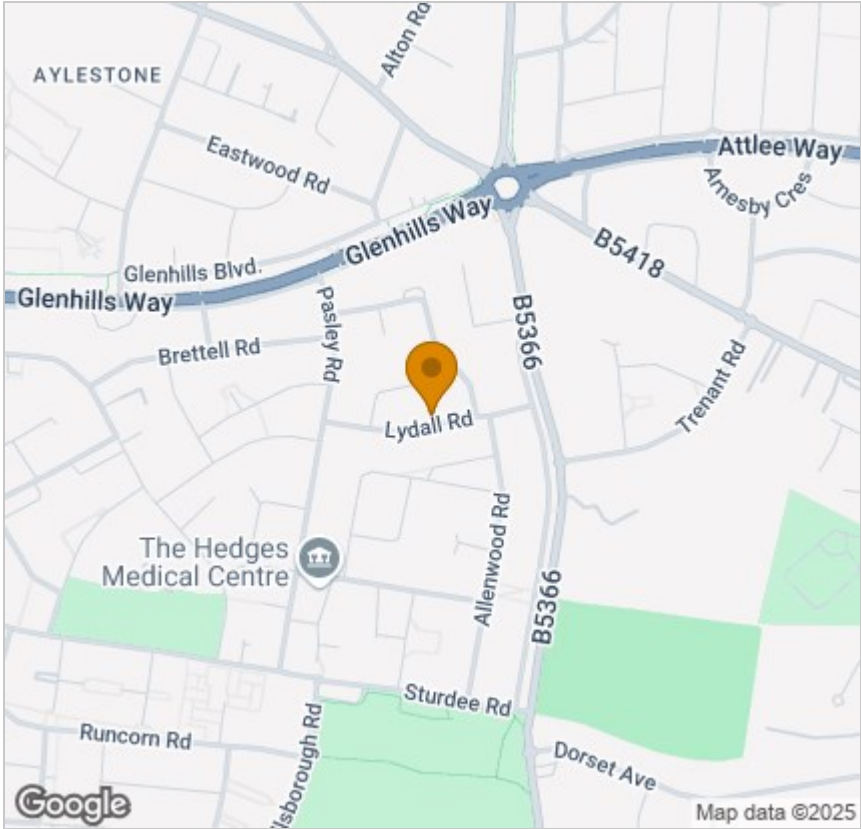
Viewing

Please contact our Wigston Sales Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Aston & Co Estate Agents 67 Long Street, Wigston, Leicestershire, LE18 2AJ  
Tel: 0116 2883872 Email: [info@astonandco.co.uk](mailto:info@astonandco.co.uk) <https://astonandco.co.uk/>

Area Map



Energy Efficiency Graph

