



Guide Price £380,000 - £400,000

Monsell Drive, Leicester, LE2 8PP

- Extended Semi Detached Property
- Dining Room
- Kitchen diner
- Bathroom
- Garage
- Three Bedrooms
- Lounge
- Conservatory
- Lean to and Utility Room
- Freehold EPC Rating B Council Tax Band C



GUIDE PRICE £380,000 - £400.000

A fantastic opportunity to purchase this EXTENDED THREE BEDROOM semi detached house located in a sought after CUL DE SAC location, with a LARGE REAR GARDEN in Aylestone.

The house is full of character and charm, briefly comprises porch, entrance hall, dining room, lounge, conservatory, dining kitchen, downstairs W/C, lean to , utility room and garage to the ground floor.

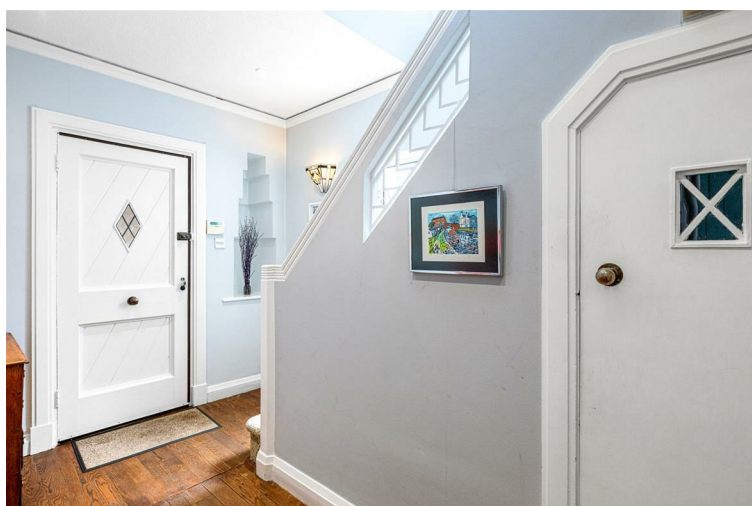
The first floor has three bedrooms and a spacious bathroom with four piece suite.

There is a beautiful established rear garden to the rear, at the front of the property is a front garden and driveway leading into garage.

Ideally situated for everyday amenities along Aylestone Road within Aylestone and local schooling including Granby Primary School and Montrose School. Local sporting facilities are nearby such as Leicester City Training Ground, Grace Road Cricket Ground and further afield with King Power Football Stadium and Leicester Tigers Stadium. Walking and cycling routes to Aylestone Meadows, The Great Central Way, canals and regular bus routes running to and from Leicester City Centre and the main ring road are also within reach giving easy access to M1 & M69 motorway junctions, and Fosse Retail Park.

PORCH

Solid wood front door, window to side and front aspects.



HALLWAY

Original wood flooring, alcove feature, built in under stairs cupboard housing meters and fuse box, frosted double glazed window to side aspect, staircase rising to first floor,



DINING ROOM

15'0" x 11'10" (4.59 x 3.63)

Open brick fireplace, picture rail, radiator, double glazed bay window to front aspect.



OTHER APSECT 1



LOUNGE

13'11" max x 12'11" (4.26 max x 3.96)

Open fireplace, built in shelves in alcoves, radiator, double glazed doors leading into conservatory.



CONSERVATORY

10'8" x 10'3" (3.27 x 3.13)

Radiator, double glazed windows to side and rear aspects, pair of double glazed doors to side elevation leading onto garden.



OTHER ASPECT 2



DINING / KITCHEN

13'9" x 12'4" max (4.20 x 3.78 max)

Fitted units with worktops and tiled splashbacks, electric hob with oven and extractor, sink with drainer, plumbing for D/W. quarry tiled floor, radiator, built in larder, double glazed windows to front and rear aspects, double glazed door to side leading into lean to.



OTHER ASPECT 3

DOWNSTAIRS W/C

Corner wash hand basin, low level W/C, tiled floor, radiator.

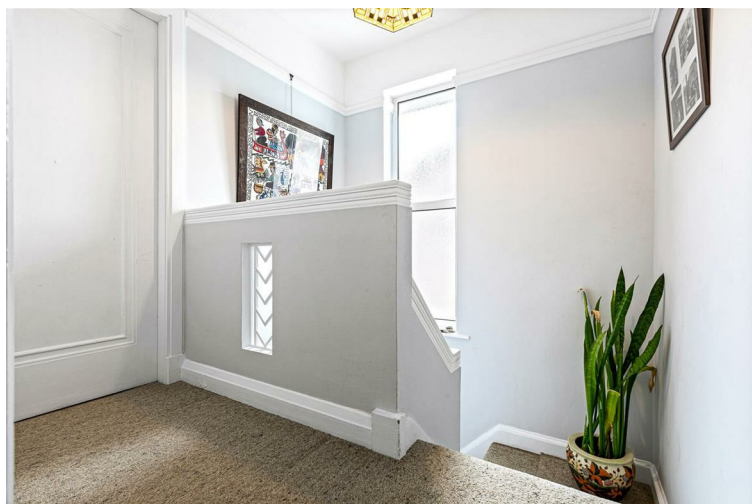
LEAN TO

Door to rear and side aspect, door leading into,

UTILITY ROOM

11'0" x 7'7" (3.37 x 2.32)

Sink with drainer, power, plumbing for W/M, double glazed window to side aspect, door leading into,



LANDING

Picture rail. access to loft with pull down ladder, frosted window to side aspect.



BEDROOM ONE

13'9" x 10'11" (4.21 x 3.33)

Fitted wardrobes with dressing table, radiator, double glazed window to front aspect.



BEDROOM TWO

13'0" x 10'10" (3.97 x 3.32)

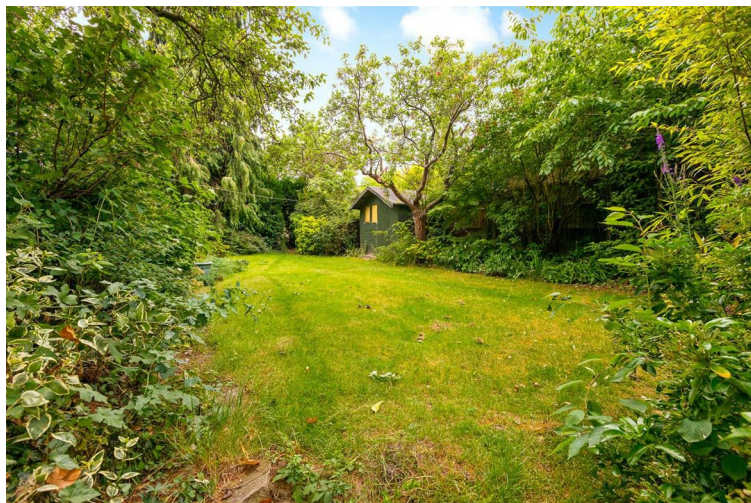
Fitted wardrobes, coving, radiator, double glazed window to rear aspect.



BEDROOM THREE

8'0" x 6'10" (2.44 x 2.10)

Fitted wardrobe, radiator, double glazed window to front aspect.



OUTSIDE

Large rear garden mainly laid to lawn with mature shrubs, trees flowers and bushes, pond, patio area with pergola.

To the front of the property is an established garden area with various plants and shrubs and a block paved driveway.



BATHROOM

10'11" x 9'3" (3.34 x 2.82)

Cast iron claw foot freestanding bath, shower cubicle with mains shower, low level w/c, pedestal wash hand basin, built in cupboard housing 'Worcester' boiler, part tiled walls, radiator, wood effect flooring, double glazed window to rear aspect.



GARAGE

15'5" x 8'10" (4.72 x 2.71)

Wooden doors opening to the front on the property, window to side aspect.



FREE VALUATION

Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394



GENERAL REMARKS

We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents have a policy of seeking to obtain any copy guarantees / invoices relating to works that may have been carried out by a previous or existing owner. Please ask one of our staff members to check files for any relevant documentation that have come to our attention. Photographs are reproduced for general information and it must not be inferred that any items shown are included in the sale with the property.

MONEY LAUNDERING

Under the Protection Against Money Laundering and the

Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase of the sale of a property.

MORTGAGES

Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5pm

Saturday 9am - 4pm

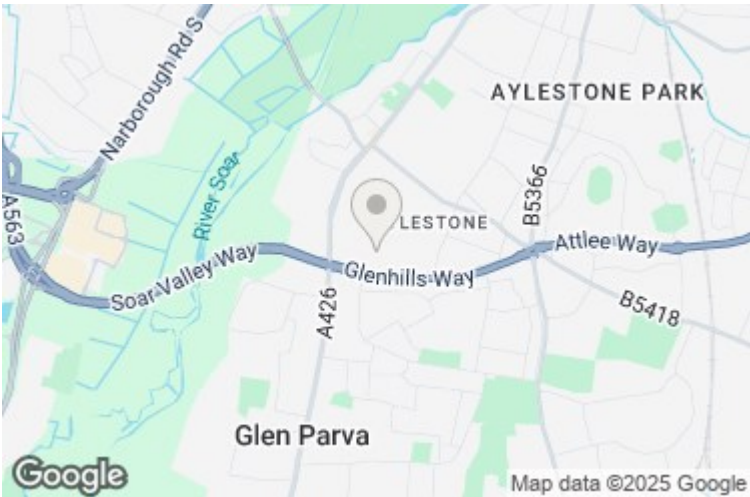
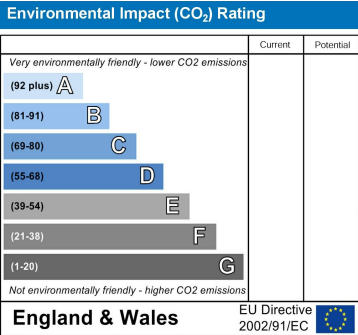
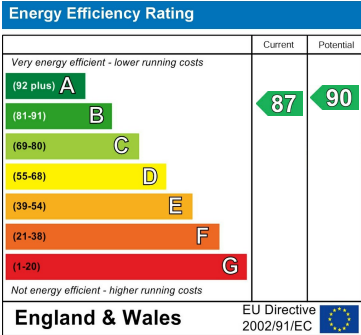
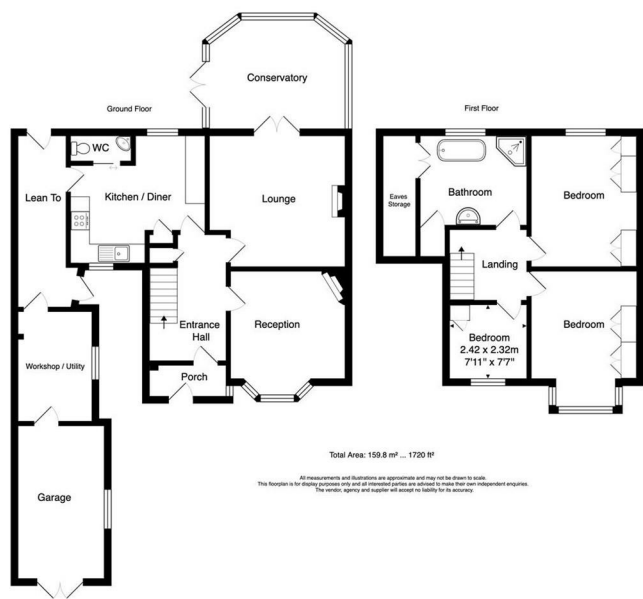


OTHER ASPECT

OTHER ASPECT



OTHER ASPECT



Barkers

Est.1985

THINKING OF SELLING?

WE OFFER THE FOLLOWING:



- No sale – no fee
- Accompanied viewing service
- Full colour brochures
- Eye catching 'For Sale' board
- Internet advertising
- Newspaper advertising
- Viewing feedback within 24 hours of viewing taking place
- Regular contact from our office with updates
- Property internet reports
- Friendly and efficient customer service
- Prime high street branches
- Dedicated sales progression through to completion
- Floor plan service

