

FLOOR PLAN

DIMENSIONS

Entrance Hallway
14'06 x 6'04 (4.42m x 1.93m)

Lounge
22'09 x 11'07 (6.93m x 3.53m)

Kitchen
11' x 9' (3.35m x 2.74m)

Dining Room
10'04 x 11'05 (3.15m x 3.48m)

Downstairs Wet Room
5'08 x 6'01 (1.73m x 1.85m)

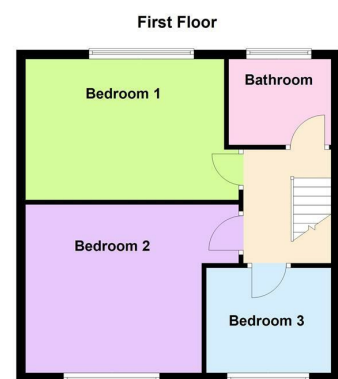
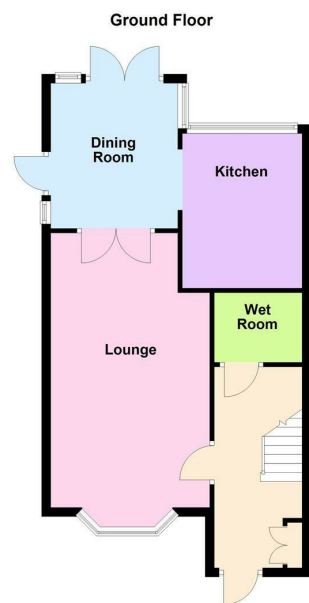
Landing

Bedroom One
9'02 x 14'06 (2.79m x 4.42m)

Bedroom Two
11' x 9'03 (3.35m x 2.82m)

Bedroom Three
8' x 8'09 (2.44m x 2.67m)

Bathroom
5'06 x 7'05 (1.68m x 2.26m)



FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.
VIEWING Via our office at 13 Leicester Road, Wigston, Leicester, LE18 1NR
Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/
FREE PROPERTY VALUATIONS Looking to sell? Need a valuation?
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home.
Call us on 0116 2811 300 for free advice.
OFFER PROCEDURE If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.
MONEY LAUNDERING Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.
These details do not constitute part of an offer or contract.
Agents notes- FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

19 Red House Rise, Leicester, LE2 9LZ

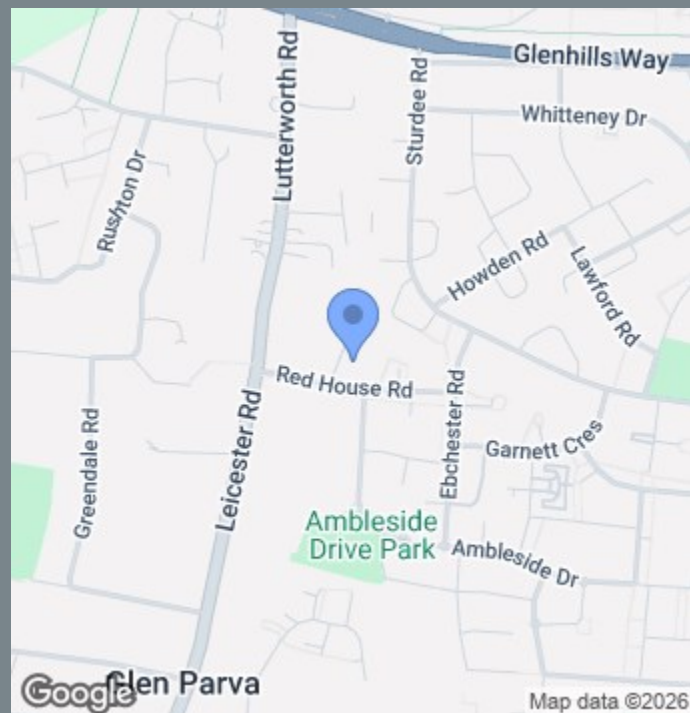
£210,000

OVERVIEW

- Spacious Extended Family Home
- Great Location
- No Onward Chain
- Entrance Hallway
- Lounge, Dining Room & Kitchen
- Downstairs Wet Room
- Three Bedrooms
- Family Bathroom
- Viewing Essential
- EER - C, Freehold, Tax Band -A

LOCATION LOCATION....

Red House Rise is a well-established residential area located within Eyres Monsell, to the south of Leicester, known for its strong community feel and convenient access to local amenities. The area is popular with families and first-time buyers alike, benefiting from nearby schools, local shops, supermarkets and everyday services all within easy reach. Eyres Monsell also offers a number of green spaces and parks, providing ideal spots for outdoor activities, dog walking and family leisure. The location is well-connected, with regular bus routes into Leicester city centre and straightforward access to the A426, M1 and M69, making it a practical choice for commuters. Overall, Red House Rise offers a comfortable and affordable residential setting with a good balance of convenience and community living.



THE INSIDE STORY

Situated in a great location, this lovely extended family home is offered to the market with no onward chain, providing an excellent opportunity for a smooth and straightforward move. The property offers spacious and versatile accommodation, beautifully presented throughout and perfectly suited to modern living. Upon entering, you are welcomed into an inviting entrance hallway that leads through to a generous lounge. This warm and comfortable space is centred around a charming log burning stove, creating a cosy focal point—ideal for relaxing evenings or spending time with family. To the rear of the property, the kitchen has been thoughtfully fitted with a range of cream shaker-style units, complemented by stylish work surfaces, providing both practicality and a timeless finish. An archway leads seamlessly into the dining area, creating a sociable and open feel. With French doors opening out onto the garden, this space is perfect for family meals, entertaining guests, or simply enjoying the connection between indoor and outdoor living. A useful downstairs wet room adds further convenience, particularly for busy households or guests. Upstairs, the landing provides access to three well-proportioned bedrooms, all offering flexibility for a range of uses, whether as comfortable sleeping accommodation, a home office, or hobby space. The family bathroom is fitted with a three-piece suite, providing a clean and functional space. Externally, the property continues to impress with a beautifully landscaped rear garden, designed for both enjoyment and ease of maintenance. Featuring a patio area ideal for outdoor dining, artificial grass for year-round greenery, and a charming pergola providing a shaded seating area, it's a perfect setting for relaxing or entertaining in all seasons. A wonderful home offering space, style, and versatility in a sought-after setting—early viewing is highly recommended.

