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ESTATE AGENTS

Room Sizes

Entrance Hallway

3 x 14

Living & Dining Room

23 x 11'11

Kitchen

8'02 x 10'09

Bedroom One

10'11 x 12'01

Bedroom Two

10'10 x 11'03

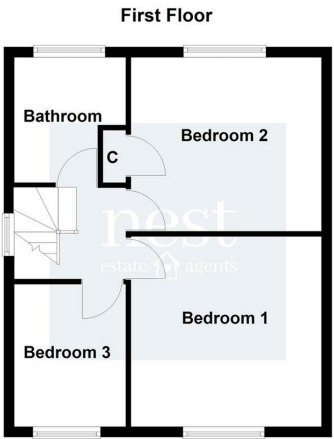
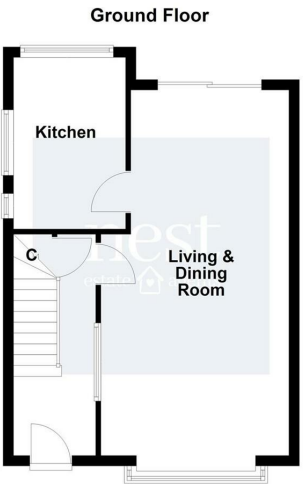
Bedroom Three

9'03 x 7'04

Bathroom

7'01 x 7'11

Detached Garage



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 1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

FREE PROPERTY VALUATION 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 2772277 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 and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

Monica Road, Leicester LE3 2PR

£249,900

The Story Begins

- Semi-Detached Family Home With Off-Road Parking
- Spacious Entrance Hallway With Under-Stairs Storage
- Generous Living And Dining Room With Gas Fireplace
- Dining Area Overlooking The Rear Garden
- Fitted Kitchen With Oven, Grill And Gas Hob
- Two Well-Proportioned Double Bedrooms
- Good-Sized Single Bedroom And Four-Piece Bathroom Suite
- Rear Garden Mainly Laid To Lawn With Patio Areas
- Freehold
- EPC - TBC Council Tax Band - B

Location Is Everything

Braunstone Town is renowned for its convenient location, offering excellent commuter access to Leicester city centre, major motorway links, and the popular Fosse Park Shopping Centre just minutes away. The area boasts a wide range of local amenities, making it a highly desirable place to live. These include everyday shopping facilities, as well as well-regarded educational institutions such as Millfield Community School, Ravenhurst Primary School, and Winstanley Community College, all within close proximity.



Inside Story

Set back from the road and benefiting from off-road parking, this semi-detached home presents an excellent opportunity for buyers looking to put their own stamp on a property.

Upon entering, you are welcomed by a spacious entrance hallway featuring useful under-stairs storage, ideal for coats, shoes, and everyday essentials. The hallway leads through to the generous living/dining room, where the cosy living area is centred around a gas fireplace, creating a warm and inviting atmosphere. The dining area offers ample space for a family dining table and enjoys pleasant views over the rear garden.

The kitchen is fitted with a range of base units and includes an oven and grill with a gas hob above. There is also space for a fridge and freezer, along with plumbing for a washing machine. To the first floor, the property offers two well-proportioned double bedrooms and a good-sized single bedroom, providing flexible accommodation for families, guests, or those working from home. The bathroom is fitted with a four-piece suite comprising a separate shower cubicle, bath, WC, and wash hand basin.

Externally, the rear garden is predominantly laid to lawn with patio areas surrounding, offering plenty of outdoor space to enjoy and the potential to further enhance.

This property offers fantastic potential in a desirable position and is ready for its next owner to make it their own.

