



Connells

Scotswood Crescent
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 three bedroom property is being offered to the market with no onward chain. The property is well presented throughout and would make an ideal first time purchase. Call now to view.

Entrance Hall

There is a door to the front of the property and central heating radiator.

Lounge

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

Kitchen/Dining Room

Fitted with wall and base units, work surfaces housing the sink drainer, electric oven and hob with cooker hood over, cupboard/pantry, central heating radiator, two double glazed windows to the rear of the property and doors to both sides.



First Floor Landing

With stairs rising from the hallway, airing cupboard housing the boiler and loft access.

Bedroom One

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

Bedroom Two

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

Bedroom Three

With a double glazed window to the rear of the property and central heating radiator.

Bathroom

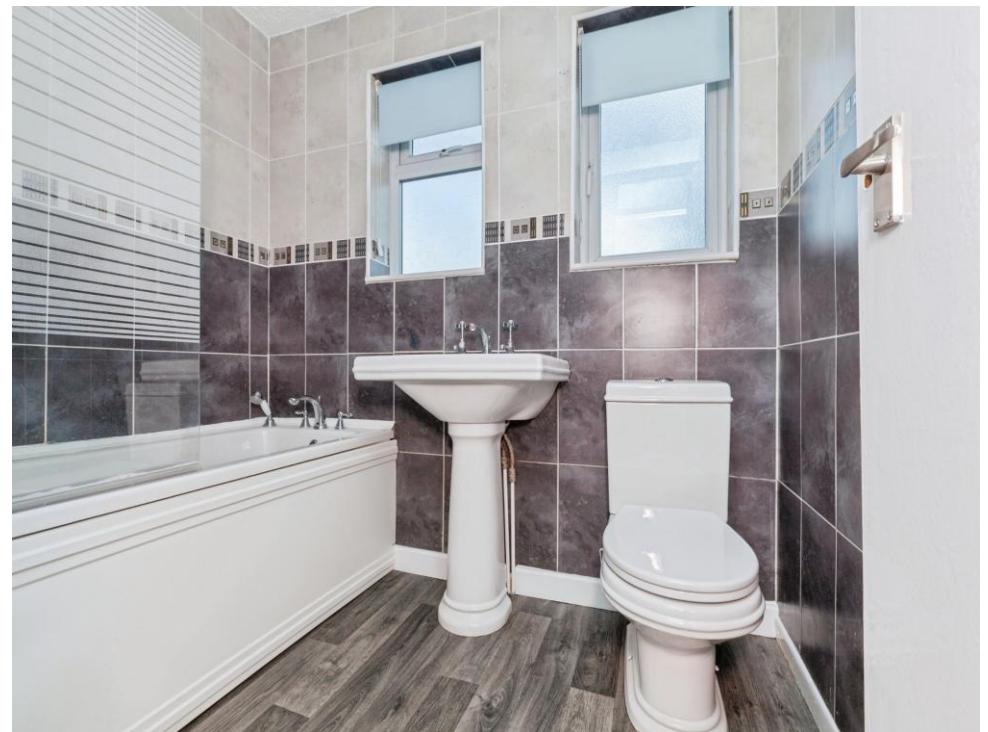
There is a bath with mixer taps and shower over, wash hand basin, wc, chrome towel radiator and two double glazed windows to the rear of the property.

Outside

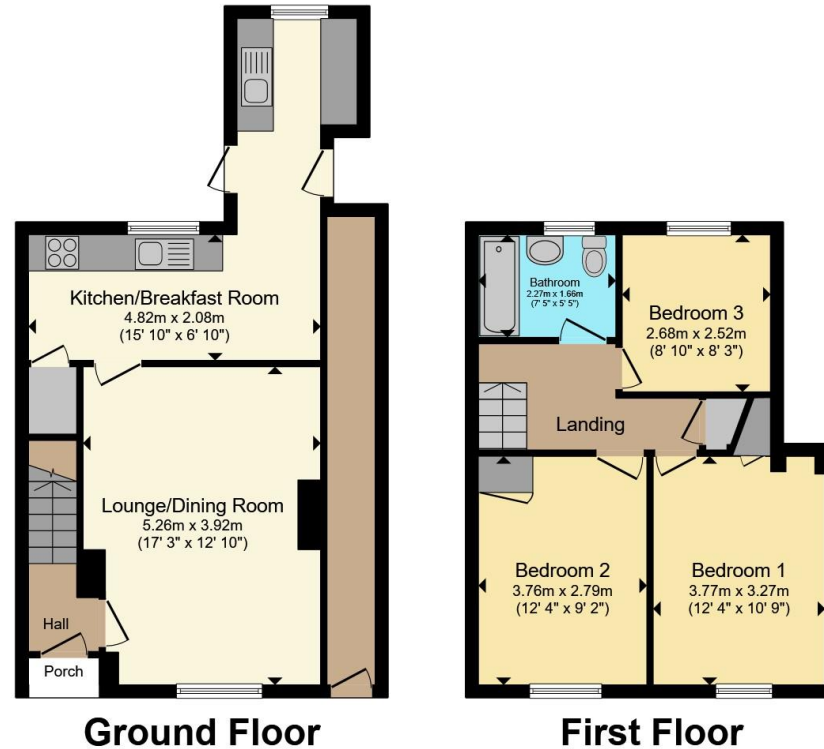
At the front of the property there is off road parking. There is a shared alleyway at the side which leads to the rear garden.

The rear garden has astroturf, paved area, gravelled areas and timber fencing.









Total floor area 87.4 m² (940 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

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view this property online connells.co.uk/Property/BLA310079

directions to this property:

Proceed out of Blaby along Leicester Road and at the roundabout continue straight ahead towards Glen Parva. At the traffic lights continue ahead and turn right onto Hillsborough Road. Continue along and turn left onto Scotswood Crescent where the property is located and can be identified by our Connells For Sale board.

EPC Rating: D 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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