



Connells

Monmouth Drive
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 well presented mid terrace house is in a popular location and would make an ideal first time buy. Benefiting from three bedrooms and a utility room, front & rear gardens - viewing is highly recommended.

Entrance Hall

With a door to the front of the property and stairs rising to the first floor.

Lounge

With a double glazed window to the front of the property, central heating radiator, coving to the ceiling and fireplace with an electric wood burner effect fire.

Kitchen

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, splashback tiling, integrated electric oven and hob with cooker hood over, plumbing for a washing machine, space for a fridge freezer, door through to the utility room and double glazed window to the rear of the property.

Utility Room

With a double glazed window to the rear and double doors leading out to the garden.



First Floor Landing

With stairs rising from the ground floor and loft access.

Bedroom One

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

Bedroom Two

With a double glazed window to the rear of the property, integrated cupboard, central heating radiator and coving to the ceiling.

Bedroom Three

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

Bathroom

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

Outside

At the front of the property there is a lawned garden, borders with mature plants and a path leading to the front door.

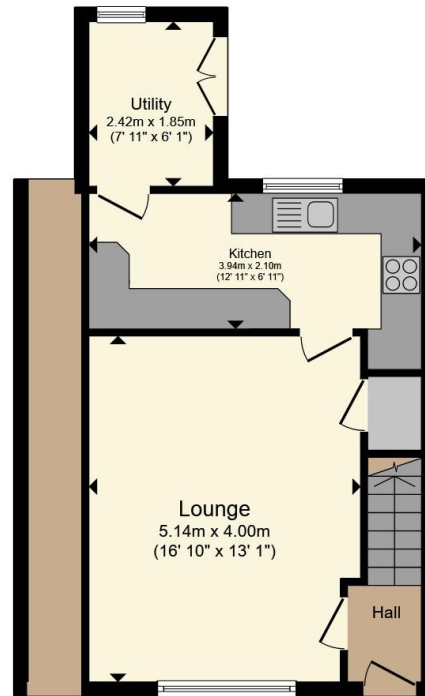
An alleyway at the side leads to the rear garden.

The rear garden has a paved patio, lawn, shed and fenced borders.

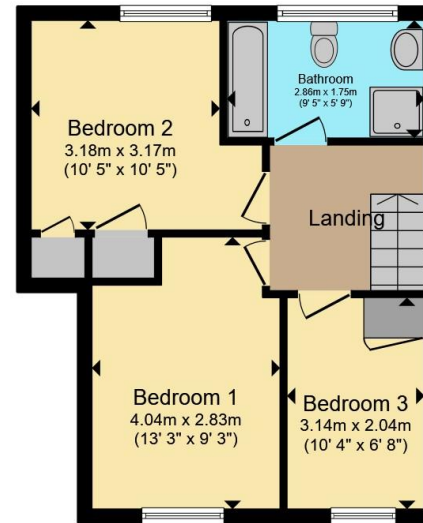








Ground Floor



First Floor

Total floor area 86.2 m² (928 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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directions to this property:

Proceed out of Blaby along Leicester Road and at the roundabout continue straight ahead. At the traffic lights continue ahead towards Glen Parva. Turn right onto Hillsborough Road and right onto Featherstone Drive. Turn left onto Monmouth Drive where the property is situated.

EPC Rating: B Council Tax Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/BLA310017



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.

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