



Connells

Tovey 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 semi-detached property is being offered to market with no onward chain. The property commands a generous sized plot and is spacious throughout. Viewing is highly recommended to appreciate the space this property has to offer both inside and out.

Porch

With a door and window to the front of the property and a door through to the hallway.

Entrance Hall

With a door from the porch, stairs rising to the first floor, central heating radiator and under stairs cupboard.

Lounge

There is a double glazed window to the rear of the property, gas fireplace, coving to the ceiling and central heating radiator.

Kitchen

Fitted with base cupboards, work surfaces housing the stainless steel sink drainer, plumbing for a washing machine, space for a fridge freezer, central heating boiler, tiled flooring, double glazed window to the front of the property and a door to the side through to a lean-to.

Dining Room

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

First Floor Landing

With stairs rising from the hallway, loft access and double glazed window to the front of the property.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Shower Room

There is a shower cubicle, wash hand basin, wc, partly tiled walls, central heating radiator and double glazed windows to the front and side of the property.

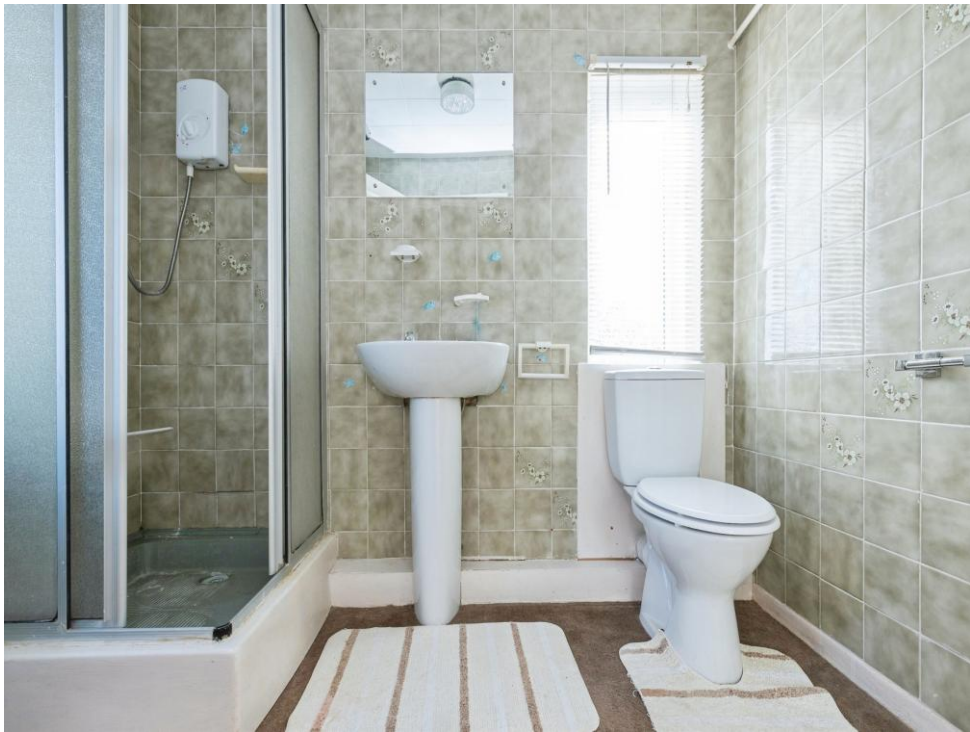
Outside

At the front of the property there is a garden which is laid to lawn with a path leading to the front door. There are double wrought iron gates through to a driveway.

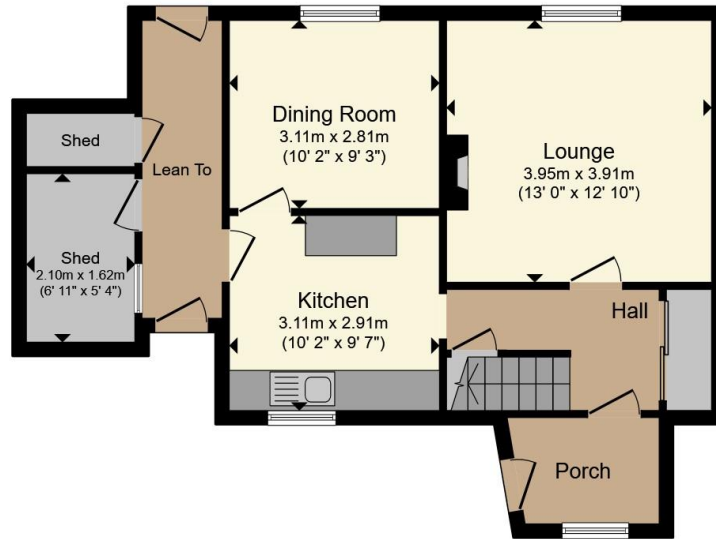
The rear garden is laid to lawn with fenced borders.

At the side of the property there is a brick built shed

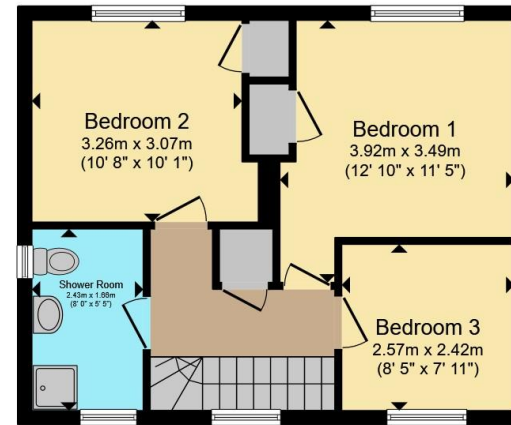








Ground Floor



First Floor

Total floor area 98.8 m² (1,064 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/BLA309998

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 and turn right onto Hillsborough Road. At the end of the road turn left onto Sturdee Road, right onto Pasley Road and left onto Tovey Crescent where the property is situated.

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.

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