

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge
12'78 x 12'81

Dining Kitchen
19'4 x 10'3 (5.89m x 3.12m)

Landing

Bedroom One
11'6 x 12'8 (3.51m x 3.86m)

Bedroom Two
9'7 x 12'7 (2.92m x 3.84m)

Bedroom Three
6'5 x 9'7 (1.96m x 2.92m)

Bathroom



Ground Floor



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.
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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.

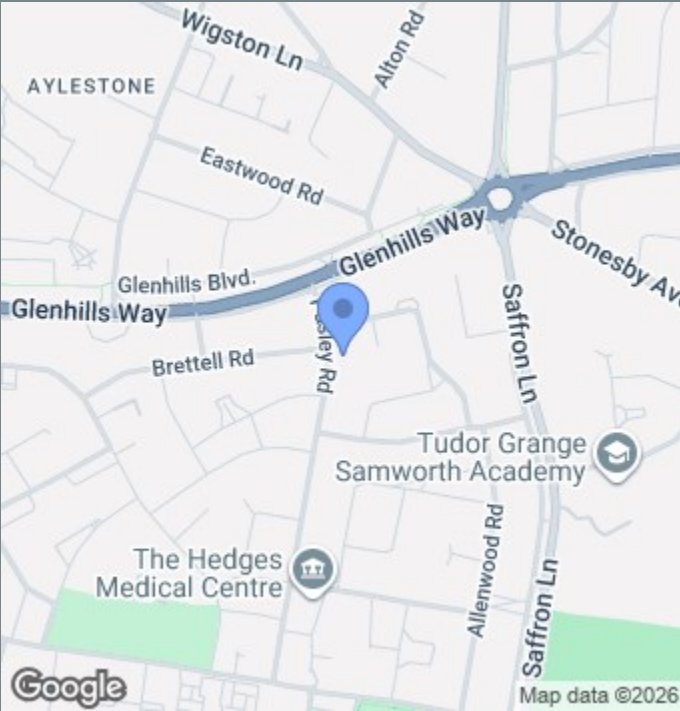
14 Pasley Road, Eyres Monsell, Leicester, LE2 9BS
Offers In Excess Of £250,000

OVERVIEW

- Beautiful Family Home
- Fabulous Location
- Hallway & Lounge
- Dining Ktichen
- Three Bedrooms
- Driveway To Front
- Lovely Rear Garden
- Viewing Is Recommended
- EER Rating - C, Freehold, Tax - A
- Non Standard Construction

LOCATION LOCATION....

Pasley Road is situated within the well-established Eyres Monsell area of Leicester, a community-focused neighbourhood that has become increasingly popular with families thanks to its excellent amenities and abundance of green space. Residents enjoy easy access to a range of local shops, supermarkets, caf  s and everyday conveniences, while nearby South Wigston, Blaby and Fosse Park offer an even wider choice of retail and leisure facilities. Families are particularly well served by a selection of local primary and secondary schools, including Eyres Monsell Primary School and nearby educational options. The area benefits from several parks and recreational spaces, with nearby Eyres Monsell Park providing open green areas, sports facilities and play spaces for children. A strong community spirit runs throughout the neighbourhood, supported by local groups, sports clubs and community facilities. For commuters, Pasley Road is ideally placed with regular bus services into Leicester city centre and convenient access to the A426, A563 ring road, M1 and M69. Combining affordability, convenience and a welcoming neighbourhood atmosphere, Pasley Road offers an excellent place to call home.



THE INSIDE STORY

Situated in a highly desirable location, this beautifully presented family home offers spacious & versatile accommodation throughout, perfectly suited to modern family living. Combining stylish interiors with a wonderful rear garden, the property provides an ideal setting for both everyday life & entertaining. Upon entering, a welcoming hallway leads through to the principal reception rooms. The attractive lounge enjoys a pleasant outlook over the rear garden, creating a relaxing space in which to unwind, whilst the abundance of natural light enhances the warm and inviting atmosphere. Whether used for cosy family evenings or entertaining friends, this room offers flexibility to suit a variety of lifestyles. The heart of the home is undoubtedly the impressive dining kitchen. Thoughtfully designed with an extensive range of contrasting wall and base units, the kitchen offers excellent storage and workspace for keen cooks and busy families alike. There is ample room for a large dining table and chairs, making it the perfect setting for family meals, celebrations and social gatherings. A window to the front elevation and French doors opening onto the rear garden allow natural light to flood the room, whilst creating a seamless connection between indoor and outdoor living during the warmer months. To the first floor, the landing provides access to three generously proportioned bedrooms, each offering comfortable accommodation with the flexibility to be utilised as children's rooms, guest bedrooms, dressing rooms or a home office to suit individual requirements. Completing the accommodation is a stylish modern bathroom, fitted to a high standard and designed to provide a contemporary space in which to relax and refresh. Externally, the property continues to impress. A driveway to the front provides convenient off-road parking, whilst a useful covered side lobby offers additional storage space, ideal for bicycles, outdoor equipment and everyday household essentials.

