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ESTATE AGENTS

Room Sizes

Entrance Hall

4 x 4

Dining Kitchen

11'02 x 13'06

Living Room

14 max x 18'10

Bedroom One

11'02 x 12'02

Bedroom Two

10 x 11

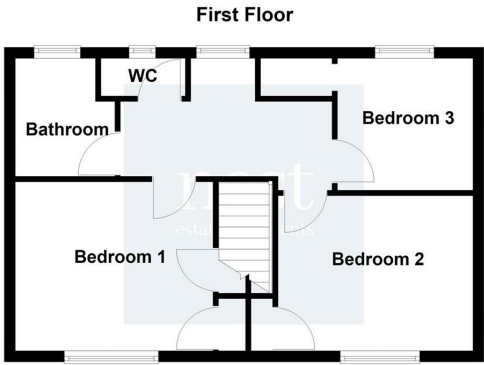
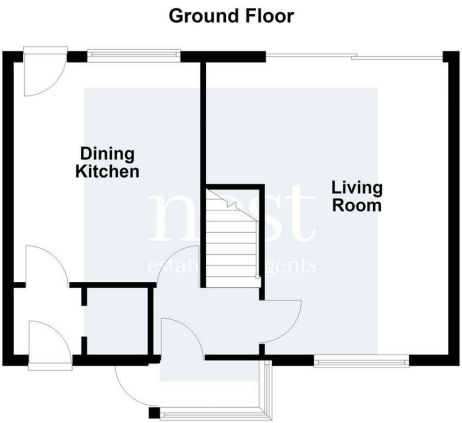
Bedroom Three

7'08 x 8

Bathroom

5'05 x 6

WC



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.

Pen Close, Leicester LE2 6TT

£245,000

The Story Begins

- Spacious Family Home Ready To Welcome Its Next Owners
- Two Separate Front Entrances Providing Added Convenience
- Generous Dining Kitchen With Breakfast Bar Seating
- Spacious Living Room Featuring A Dedicated Bar Area
- Three Double Bedrooms All With Built-In Storage
- Modern Family Bathroom With Separate WC
- Low-Maintenance Rear Garden
- Allocated Parking Space At Pen Close
- Freehold
- EPC - TBC Council Tax Band - A

Location Is Everything

Eyres Monsell is situated in between South Wigston and Aylestone which is popular for many as this location has everything to offer. Eyres Monsell has a vast amount of local shops and two Co op superstores, many takeaway shops and restaurants. The Eyres Monsell social club really makes this location a welcoming community with different events, themed nights and parties all year round. Along with the social club there are plenty of family pubs for a nice evening drink after a long day at work. There are two parks within the Eyres Monsell estate one being a childrens park with basketball courts and playing fields and the other being a park with many playing fields , a park area , children’s play area and during the summer for a few weeks has a funfair with rides and attractions for all ages. Eyres Monsell is located just off the Porkpie Island making it an easy commute to Leicester City Centre, surrounding motorways and Fosse park shopping centre.



Inside Story

Set back from the road, this spacious family home is ready to welcome its next owners and offers well-proportioned accommodation throughout.

The property benefits from two separate entrances at the front, providing flexibility and convenience. The heart of the home is the generous dining kitchen, fitted with a range of wall and base units complemented by contrasting worktops and tiled splashbacks. Integrated cooking facilities include an oven with induction hob, while there is plumbing for a washing machine, space for a fridge and freezer, and ample room for a family dining table. A breakfast bar also provides additional seating, making this an ideal space for both everyday living and entertaining.

The spacious living room is a real highlight, featuring a dedicated bar area perfect for hosting family and friends. Sliding doors lead directly onto the rear garden, allowing plenty of natural light to flood the room and creating a seamless connection between indoor and outdoor living.

To the first floor, there are three double bedrooms, each benefiting from built-in storage. The family bathroom is fitted with a bath and overhead shower along with a wash hand basin, while the WC is conveniently located separately.

Outside, the rear garden has been designed with low maintenance in mind, being predominantly laid to patio and decorative stone. The property also benefits from an allocated parking space located in nearby Pen Close.

This well-presented home offers an excellent opportunity for families, first-time buyers, or those seeking generous living space in a convenient setting.

