

## FLOOR PLAN

### DIMENSIONS

**Entrance Hall**  
6' x 13' (1.83m x 3.96m)

**Lounge**  
12'09 x 13' (3.89m x 3.96m)

**Dining Kitchen**  
18'11 x 10'03 (5.77m x 3.12m)

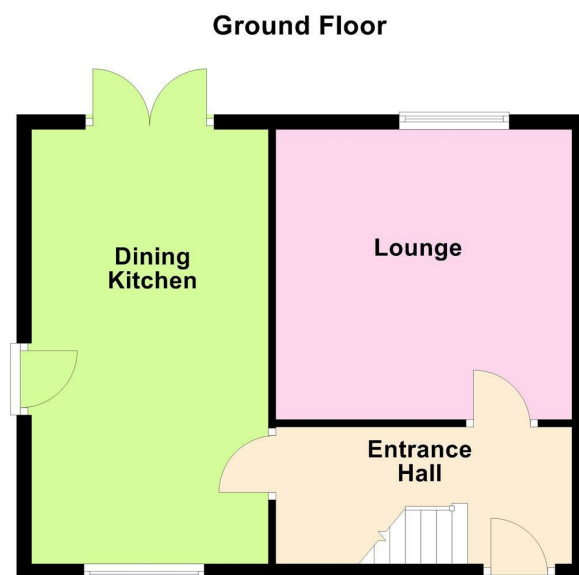
**Landing**

**Bedroom One**  
12'09 x 13'05 max (3.89m x 4.09m max)

**Bedroom Two**  
10'09 x 10'07 (3.28m x 3.23m)

**Bedroom Three**  
8'02 x 8'04 (2.49m x 2.54m)

**Wet Room**  
8' x 5'05 (2.44m x 1.65m)



**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/](http://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.  
Call us on 0116 2811 300 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 & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

23 Kepston Close, Eyres Monsell, LE2 9BJ

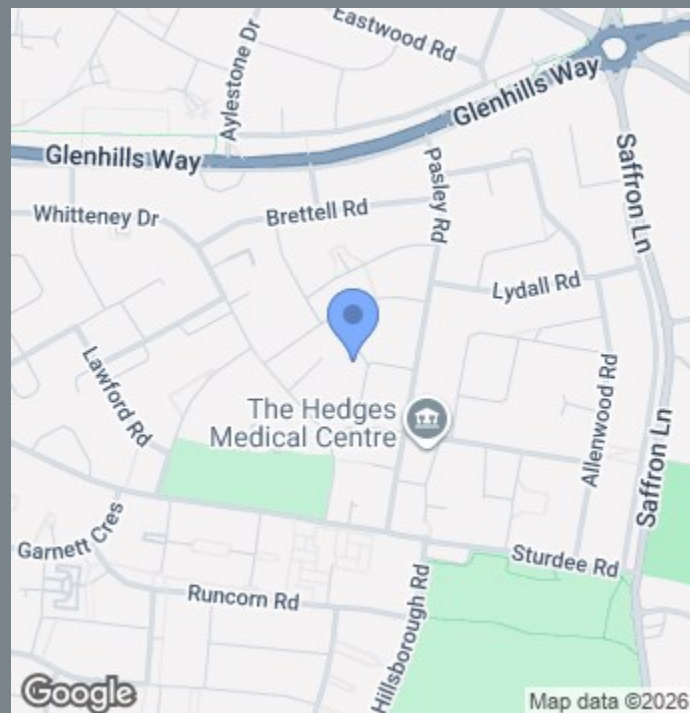
Offers In Excess Of £240,000

## OVERVIEW

- Spacious Family Home
- Cul De Sac Location
- No Onward Chain
- Entrance Hall & Lounge
- Dining Kitchen
- Three Bedrooms
- Wet Room
- Front & Rear Well Maintained Gardens
- Non Standard Construction
- EER - C, Freehold, Tax Band - A

## LOCATION LOCATION....

Kepston Close is tucked away within the established residential area of Eyres Monsell, offering a welcoming neighbourhood feel that appeals to families and first-time buyers alike. The area provides convenient access to local shops, supermarkets and everyday amenities, with further shopping and leisure options available at Fosse Park and Leicester city centre. Well-regarded primary and secondary schools are within easy reach, making it a practical choice for those with children. Residents can also enjoy nearby green spaces, including Eyres Monsell Park, ideal for relaxed walks, outdoor play and time spent with family. With regular bus services into Leicester and straightforward access to the A426, A563 ring road and M1, Kepston Close combines everyday convenience with a comfortable and community-focused setting.



## THE INSIDE STORY

This spacious semi-detached family home sits on a generous plot within a quiet cul-de-sac location & is offered with no onward chain, presenting a fantastic opportunity for buyers looking to make a straightforward move into a well-positioned home. A welcoming entrance hall provides access to the main living accommodation. The lounge is a warm & inviting space, centred around a charming feature fireplace. A window overlooking the garden allows natural light to pour in, creating a comfortable setting ideal for relaxing evenings or spending time with family. The dining kitchen is fitted with classic shaker-style cabinetry & offers excellent proportions, making it a truly versatile room. There is ample space for a dining table & chairs, perfect for everyday meals, entertaining guests or creating a sociable family hub. French doors open directly into the garden, enhancing the sense of space & making indoor-outdoor living effortless during the warmer months. Upstairs, the landing leads to three great-sized bedrooms, each offering flexibility to suit a range of needs — whether as comfortable sleeping accommodation, a nursery, guest room or home office. The accommodation is complemented by a practical wet room, designed for convenience. Externally, the property enjoys a impressive front garden & a beautifully maintained rear garden, which is a particularly appealing feature. Of excellent size & thoughtfully kept, it provides plenty of space for outdoor seating, family activities or simply relaxing in a private setting. A well-proportioned home in a desirable location that truly needs to be viewed to appreciate the space & potential on offer.

