

## FLOOR PLAN

### DIMENSIONS

#### Hallway

#### Lounge

12'06 x 13'09 (3.81m x 4.19m)

#### Dining Kitchen

10'11 x 20'07 (3.33m x 6.27m)

#### Landing

#### Bedroom One

14'10 x 9'06 (4.52m x 2.90m)

#### Bedroom Two

9'06 x 12'06 (2.90m x 3.81m)

#### Bedroom Three

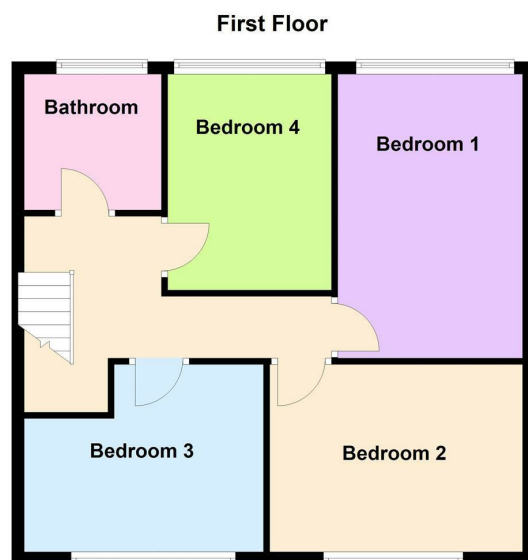
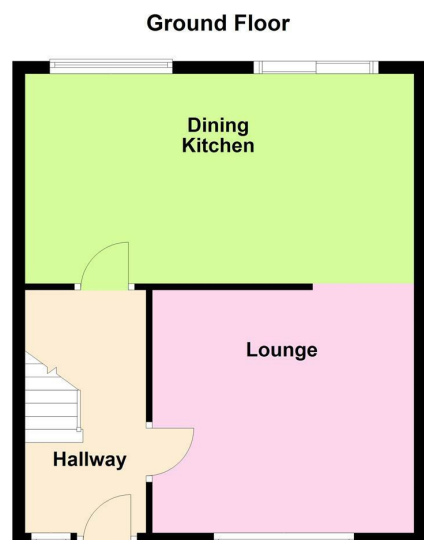
9'06 x 11'09 (2.90m x 3.58m)

#### Bedroom Four

9'06 x 8'06 (2.90m x 2.59m)

#### Bathroom

5'04 x 5'10 (1.63m x 1.78m)



**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.  
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.

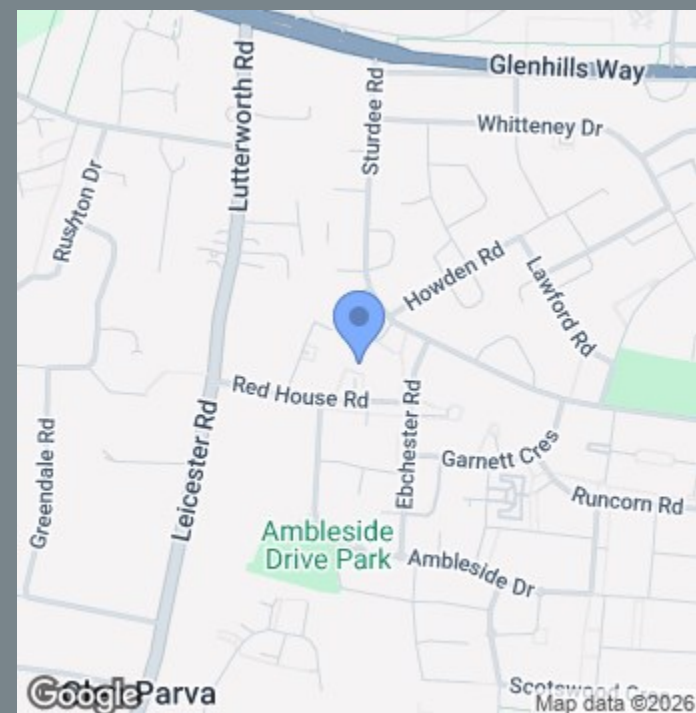
8 Red House Gardens, Eyres Monsell, LE2 9LY  
Offers In Excess Of £260,000

## OVERVIEW

- Beautiful & Spacious Family Home
- Great Location
- Hallway & Lounge
- Fabulous Dining Kitchen
- Four Good Sized Bedrooms
- Modern Family Bathroom
- Front & Rear Landscaped Gardens
- Early Viewing Advised
- Freehold, EER - C.
- Council Tax Band - A

## LOCATION LOCATION....

Red House Gardens is located within the established Eyres Monsell area of Leicester, a residential neighbourhood known for its strong community roots and ongoing regeneration. The area benefits from convenient access to everyday amenities, including local shops and supermarkets, with larger retail and leisure facilities available at nearby Fosse Park and in Leicester city centre. Families are well served by local primary schools such as Eyres Monsell Primary School and secondary education options within easy reach. Residents enjoy access to green spaces including Eyres Monsell Park and the nearby Aylestone Meadows nature reserve, offering open parkland, walking routes and outdoor recreation opportunities. The area is well connected for travel, with regular bus services into Leicester city centre, easy access to the A426, A563 ring road and M1 motorway, making it practical for commuters. Red House Gardens offers a settled residential setting with strong community links and excellent access to both amenities and green space.



## THE INSIDE STORY

Situated in a great location, this lovely & spacious home offers well-balanced accommodation ideal for modern family living, entertaining & home working. A pleasant front garden welcomes you to the property, leading into a bright hallway that sets the tone for the well-presented interiors beyond. The lounge is tastefully decorated & enjoys a window to the front, allowing natural light to fill the room. Generous in size, it provides a comfortable space for relaxing evenings, hosting guests or creating a cosy family hub. To the rear, the impressive dining kitchen is both stylish & practical, fitted with sleek white cabinetry complemented by contrasting black work tops. There is ample storage & workspace for everyday cooking, while the dedicated dining area offers plenty of room for a table & chairs, making it perfect for family meals or social occasions. Patio doors open directly onto the garden, seamlessly connecting indoor & outdoor living. Upstairs, the landing leads to four fabulous sized bedrooms, each offering flexibility to suit a range of needs — whether as comfortable sleeping accommodation, guest rooms, a nursery or a home office. The modern family bathroom is thoughtfully finished, providing a fresh & relaxing space. Externally, the rear garden features a lawn & patio area, ideal for outdoor dining, entertaining or simply enjoying time outdoors. A wonderful opportunity to acquire a spacious & versatile home in a sought-after setting.

