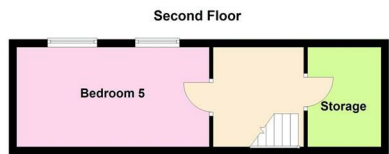
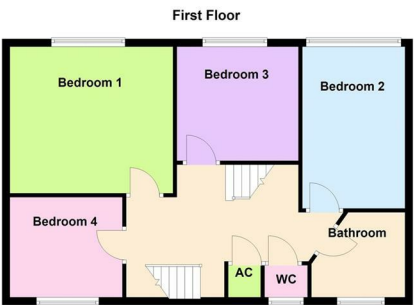


FLOOR PLAN

DIMENSIONS

- Entrance Hall**
- Lounge**
22'9 x 13'1 (6.93m x 3.99m)
- Dining Kitchen**
30' x 19'6 (9.14m x 5.94m)
- Sun Room**
9'5 x 14'10 (2.87m x 4.52m)
- Downstairs Cloakroom**
- Utility Room**
9'2 x 7'1 (2.79m x 2.16m)
- Garage**
18'5 x 17'2 (5.61m x 5.23m)
- Landing**
- Bedroom One**
12'4 x 12'3 (3.76m x 3.73m)
- Bedroom Two**
13'5 x 8'8 (4.09m x 2.64m)
- Bedroom Three**
9'9 x 10'9 (2.97m x 3.28m)
- Bedroom Four**
9'5 x 8'5 (2.87m x 2.57m)
- Bathroom**
- Separate WC**
- Landing**
- Bedroom Five**
10'6 x 8' (3.20m x 2.44m)
- Storage**
8'6 x 6'7 (2.59m x 2.01m)
- Summer House**
12'1 x 17'2 (3.68m x 5.23m)
- Garden Room**



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/
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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.
Measurements are for guidance only and potential buyers are advised to recheck measurements.
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.

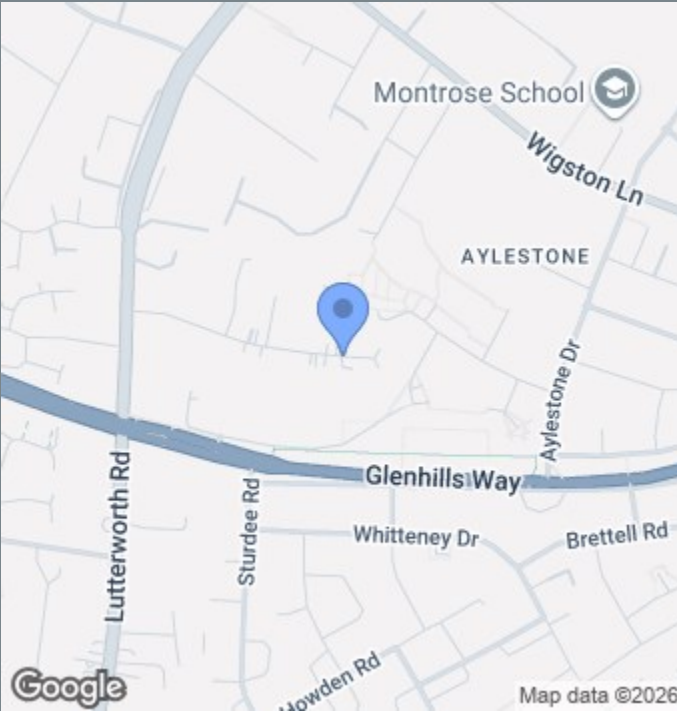
31 Monsell Drive, Aylestone, LE2 8PP
£499,950

OVERVIEW

- Stunning Family Home
- Well Regarded Location
- Fabulous Family Dining kitchen With Sun Room
- Lounge, Utility & Downstairs Cloakroom
- Four Double Bedrooms & Bathroom
- Loft Room/Bedroom Five
- Driveway & Garage
- Beautiful Garden With Outdoor Kitchen
- Summer House & Garden Room
- EER - C, Freehold, Tax - C

LOCATION LOCATION....

Monsell Drive is located within the established Aylestone area of Leicester, is a settled residential neighbourhood with a strong sense of community. Residents benefit from convenient access to local amenities, including nearby shops and supermarkets, with further retail and leisure facilities available at Fosse Park and Leicester city centre. Families are well served by local primary schools such as Montrose School, along with secondary schooling options within easy reach. One of the area's standout features is its excellent access to green space, including Aylestone Meadows, the River Soar and local parks, offering scenic walking and cycling routes. Monsell Drive is also well positioned for travel, with regular bus services, easy access to the A426, A563 ring road and M1 motorway, making it a practical and well-connected location. Combining established surroundings with access to nature and strong transport links, Aylestone remains a popular choice for families and first-time buyers alike.



THE INSIDE STORY

Positioned on one of the most regarded drives in Aylestone, this truly stunning & deceptively spacious family home offers beautifully designed accommodation arranged over three floors, perfectly suited to modern family living & entertaining. A welcoming entrance hall sets the tone for the quality throughout. The lounge is an inviting yet contemporary space, centred around a charming log burning stove, with bi-folding doors spanning the rear elevation, opening the room onto the garden and creating a seamless indoor—outdoor flow. At the heart of the home is the impressive dining kitchen, thoughtfully designed with elegant shaker-style cabinetry and a matching central island. Integrated appliances ensure a sleek finish, while there is ample space for a dining table & chairs, making it ideal for family meals or social occasions. The kitchen flows effortlessly into the sun room, where further bi-folding doors open onto the garden, allowing both spaces to connect beautifully with the outdoors and flood the ground floor with natural light. A downstairs cloakroom and separate utility room add everyday practicality. Upstairs, the landing leads to four beautifully decorated bedrooms, offering flexible accommodation for family, guests or home working. The family bathroom is complemented by a separate WC for added convenience. A further staircase rises to the third-floor loft room, currently used as bedroom five, providing an excellent additional bedroom, studio or workspace. Externally, the property continues to impress. A generous driveway and garage provide ample parking and storage, while the rear garden has been thoughtfully designed for entertaining and relaxation, featuring an outdoor kitchen, fire pit seating area, patio, summer house with bar and a separate garden room perfect for unwinding.

