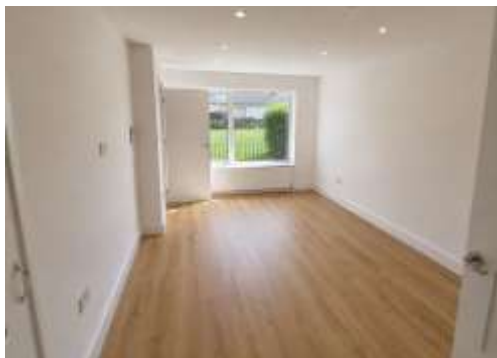


**FOR SALE**  
**Packhorse Green**  
**Eyres Monsell, Leicester**  
**LE2 9FN**



**ASKING PRICE: £210,000**

- A Beautifully Presented & Extended, Recently Renovated End of Terrace Property
- Located In Eyres Monsell
- Offered With No Upward Chain
- Gas Central Heating & Double Glazing
- Entrance Hall, Lounge, Dining Room, Kitchen, Shower Room, 2 Bedrooms & Bathroom
- Front Yard & Rear Enclosed Garden With An Outbuilding
- Ideal For First Time Buyers



## Location

This property is located on Packhorse Green, which is between Hillsborough Road and Packhorse Road, in the area of Eyres Monsell. Nearby amenities include South Wigston Railway Station, Co-op Food, local medical centres and pharmacies, recreational facilities and much more.

## Description

A beautifully presented and extended, recently renovated two-bedroom end-of-terrace property, thoughtfully reconfigured to create a stylish and practical home which has been finished to a high standard throughout.

The ground floor comprises a welcoming entrance hall, a bright and airy lounge, a separate dining room providing an excellent space for entertaining, a useful shower room, and a modern fitted kitchen with ample storage and workspace. To the first floor, there are two generously sized bedrooms and a well-appointed family bathroom. Externally, the property benefits from a front garden and convenient side access leading to the enclosed rear garden with an outbuilding, providing additional storage.

This property is suited to first time buyers.

## Accommodation

*All measurements are approximate:*

### Entrance Hallway

Door to front, stairs to first floor, radiator, power points, pendant light fitting.

### Lounge - 16' 3" x 10' 4" (4.95m x 3.15m)

Double glazed window to front, wood flooring, radiators, power points, spotlights, double doors to dining room.

### Airing Cupboard

### Dining Room - 10' 4" x 6' 9" (3.15m x 2.06m)

Wood flooring, power points, spotlights, door to shower room, open to kitchen.

### Kitchen - 13' 8" x 12' 2" (4.16m x 3.71m)

Door to rear, double glazed window to rear, wall mounted units, base units and drawers, five burner gas hob with extractor fan over, electric oven, stainless steel sink with mixer tap, boiler, tile splashback surrounds, radiator, power points, spotlights.

### Shower Room - 7' 11" x 3' 4" (2.41m x 1.02m)

Double glazed window to side, shower cubicle, pedestal wash hand basin with mixer tap, low level WC, tile splashback surrounds, radiator, light fitting.

## First Floor Landing

### Bedroom One - 13' 8" x 10' 3" (4.16m x 3.12m)

Double glazed window to front, wood flooring, radiator, power points, spotlights.

### Bedroom Two - 12' 9" x 7' 7" (3.88m x 2.31m)

Double glazed window to rear, wood flooring, radiator, power points, spotlights.

### Bathroom - 6' 9" x 6' 1" (2.06m x 1.85m)

Double glazed window to side, bath with mixer tap and shower over, wash hand basin with mixer tap, low level WC, wall mounted mirror, radiator, spotlights.

## Outside

Front garden, side access to a large rear garden with an outbuilding.

## Agents Note

These photos have been enhanced by AI.

## Tenure

Freehold.

## EPC

Band E.

## Council Tax

The property falls within Band A.

## Services

The services, fittings and appliances (if any) have not been tested by the agents.

## Local Authority

Leicester City Council.

## Kal Sangra, Shonki Brothers Ltd

85 Granby Street, Leicester LE1 6FB

Tel: 0116 254 3373

Email: [info@shonkibrothers.com](mailto:info@shonkibrothers.com)



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Mykiplan 52005

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