

## Room Sizes

### Entrance Porch

### Living Room

12'11 x 16'08

### Kitchen

16 x 6'09

### Conservatory

8 max x 10'10 max

### Bedroom One

12'03 x 10'09

### Bedroom Two

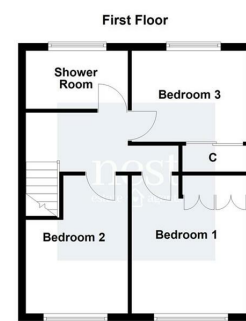
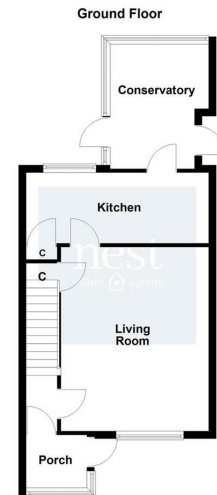
12'04 max x 9 max

### Bedroom Three

8'03 x 8'03

### Shower Room

7'04 x 5'05



Packhorse Road, Leicester LE2 9FP

£235,000

**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

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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.

# The Story Begins

- Lovingly Maintained Family Home Ready To Move Into
- Entrance Porch Leading To A Welcoming Hallway
- Spacious Living Room With Feature Gas Fireplace
- Useful Under-Stairs Storage Space
- Modern Fitted Kitchen With Integrated Appliances
- Conservatory Providing Additional Reception And Dining Space
- Three Double Bedrooms
- Impressive Low-Maintenance Rear Garden With Allotment Area
- Off-Road Parking And Early Viewing Highly Recommended
- Freehold EPC - D 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

Lovingly maintained by its current owners, this delightful home is ready to welcome its next chapter.

Upon entering through the entrance porch, you are greeted by a welcoming hallway leading into the spacious living room, complete with a feature gas fireplace and useful under-stairs storage. The well-appointed kitchen is fitted with a range of wall and base units complemented by contrasting worktops and enjoys pleasant views over the rear garden. Integrated appliances include an oven with grill above, fridge, freezer, and dishwasher, while plumbing is provided for a washing machine.

There is ample space for dining within the kitchen, while the conservatory offers an additional versatile reception area with access to the side of the property and direct access to the rear garden.

To the first floor, the property boasts three double bedrooms, all served by a modern family shower room featuring a walk-in shower, wash hand basin, and WC.

Externally, the rear garden is a particular highlight, offering an impressive amount of space while remaining low maintenance. Beyond a gate at the far end of the garden is a dedicated allotment area, ideal for keen gardeners and those looking to grow their own produce.

To the front of the property, there is off-road parking for added convenience.

We highly suggest an early viewing.

