

FLOOR PLAN

DIMENSIONS

Entrance Hallway
14'06 x 6'04 (4.42m x 1.93m)

Lounge
22'09 x 11'07 (6.93m x 3.53m)

Kitchen
11' x 9' (3.35m x 2.74m)

Dining Room
10'04 x 11'05 (3.15m x 3.48m)

Downstairs Wet Room
5'08 x 6'01 (1.73m x 1.85m)

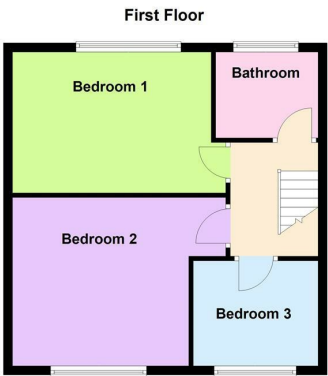
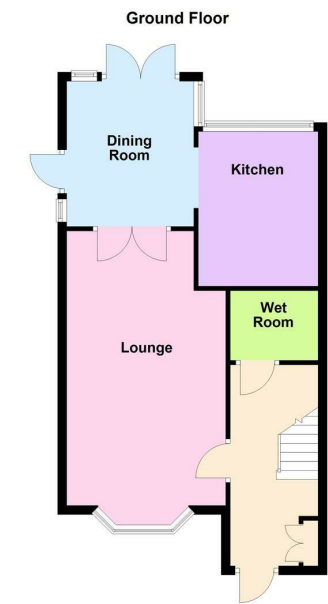
Landing

Bedroom One
9'02 x 14'06 (2.79m x 4.42m)

Bedroom Two
11' x 9'03 (3.35m x 2.82m)

Bedroom Three
8' x 8'09 (2.44m x 2.67m)

Bathroom
5'06 x 7'05 (1.68m x 2.26m)

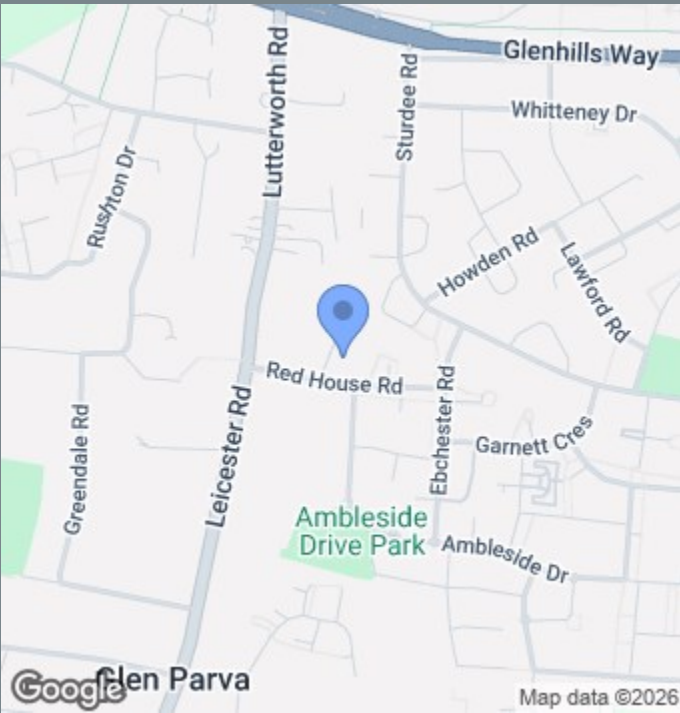


OVERVIEW

- Spacious Extended Family Home
- Great Location
- No Onward Chain
- Entrance Hallway
- Lounge, Dining Room & Kitchen
- Downstairs Wet Room
- Three Bedrooms
- Family Bathroom
- Viewing Essential
- EER - C, Freehold, Tax Band -A

LOCATION LOCATION....

Red House Rise is a well-established residential area located within Eyres Monsell, to the south of Leicester, known for its strong community feel and convenient access to local amenities. The area is popular with families and first-time buyers alike, benefiting from nearby schools, local shops, supermarkets and everyday services all within easy reach. Eyres Monsell also offers a number of green spaces and parks, providing ideal spots for outdoor activities, dog walking and family leisure. The location is well-connected, with regular bus routes into Leicester city centre and straightforward access to the A426, M1 and M69, making it a practical choice for commuters. Overall, Red House Rise offers a comfortable and affordable residential setting with a good balance of convenience and community living.



THE INSIDE STORY

Situated in a great location, this lovely extended family home is offered to the market with no onward chain, providing an excellent opportunity for a smooth and straightforward move. The property offers spacious and versatile accommodation, beautifully presented throughout and perfectly suited to modern living. Upon entering, you are welcomed into an inviting entrance hallway that leads through to a generous lounge. This warm and comfortable space is centred around a charming log burning stove, creating a cosy focal point—ideal for relaxing evenings or spending time with family. To the rear of the property, the kitchen has been thoughtfully fitted with a range of cream shaker-style units, complemented by stylish work surfaces, providing both practicality and a timeless finish. An archway leads seamlessly into the dining area, creating a sociable and open feel. With French doors opening out onto the garden, this space is perfect for family meals, entertaining guests, or simply enjoying the connection between indoor and outdoor living. A useful downstairs wet room adds further convenience, particularly for busy households or guests. Upstairs, the landing provides access to three well-proportioned bedrooms, all offering flexibility for a range of uses, whether as comfortable sleeping accommodation, a home office, or hobby space. The family bathroom is fitted with a three-piece suite, providing a clean and functional space. Externally, the property continues to impress with a beautifully landscaped rear garden, designed for both enjoyment and ease of maintenance. Featuring a patio area ideal for outdoor dining, artificial grass for year-round greenery, and a charming pergola providing a shaded seating area, it's a perfect setting for relaxing or entertaining in all seasons. A wonderful home offering space, style, and versatility in a sought-after setting—early viewing is highly recommended.

