

FLOOR PLAN

DIMENSIONS

Lounge
10'95 x 16'64 (3.05m x 4.88m)

Dining Area
14'04 x 6'8 (4.37m x 2.03m)

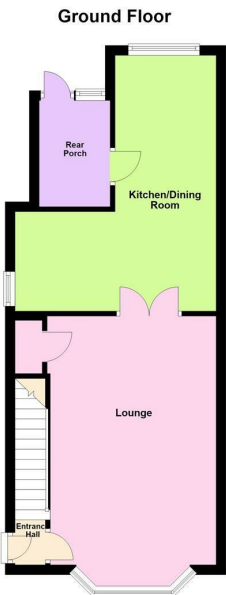
Kitchen Area
6'9 x 10'24 (2.06m x 3.05m)

Rear Porch
4'96 x 7'1 (1.22m x 2.16m)

Bedroom One
11'09 x 10'18 (3.58m x 3.05m)

Bedroom Two
8'9 x 13'4 (2.67m x 4.06m)

Shower Room
4'7 x 7'7 (1.40m x 2.31m)

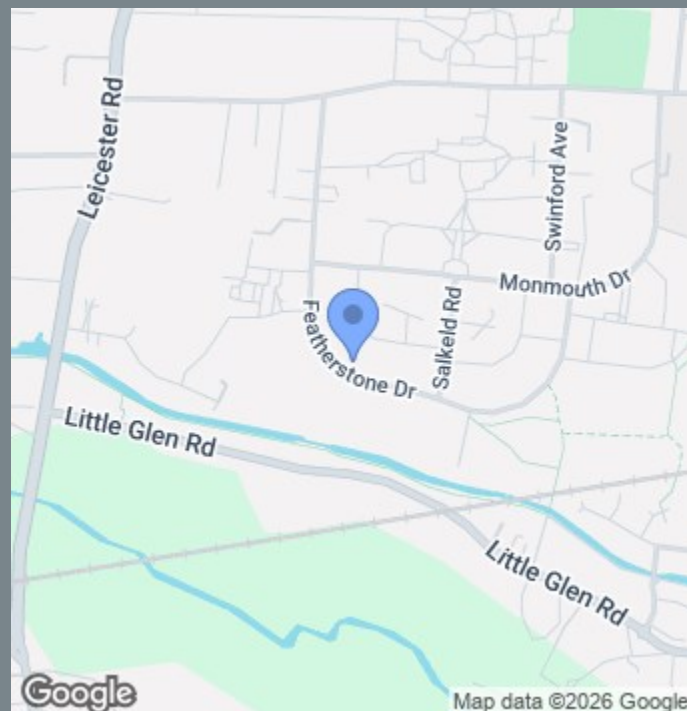


OVERVIEW

- Semi Detached Family Home
- Two Bedrooms
- Lounge
- Kitchen Diner
- Rear Porch/Utility Room
- Shower Room
- Enclosed Rear Garden
- Freehold, Council Tax A, EER TBA
- Non Standard Construction
- NO CHAIN

LOCATION LOCATION....

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 children's 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.



THE INSIDE STORY

This semi-detached property is offered for sale with no upward chain and offers an excellent opportunity for those seeking a comfortable and inviting home. With two well-proportioned bedrooms, it is ideal for small families or couples.

The semi-detached design offers a sense of privacy while still being part of a friendly neighbourhood. The layout of this home is thoughtfully designed to maximise space and light, creating a warm and welcoming atmosphere throughout.

Enter through the front door into the entrance hall with a door into the lounge and stairs rising to the first floor. The lounge is light and airy yet has a cosy feel a perfect room to relax in after a long day. The kitchen diner is the heart of this home having ample space for a table and chairs for family meals and entertaining. The kitchen is fitted with an array of wall and base units, gas oven and hob, space for a fridge, freezer and plumbing for a washing machine. The rear lobby is a wonderful extra space and has the versatility to be adapted to suit your needs.

To the first floor are two double bedrooms and a shower room comprising of a walk in shower cubicle, low level WC and wash hand basin.

The rear garden is enclosed and landscaped making it low maintenance for bus families.

This property must be viewed to truly appreciate all this home has to offer.

