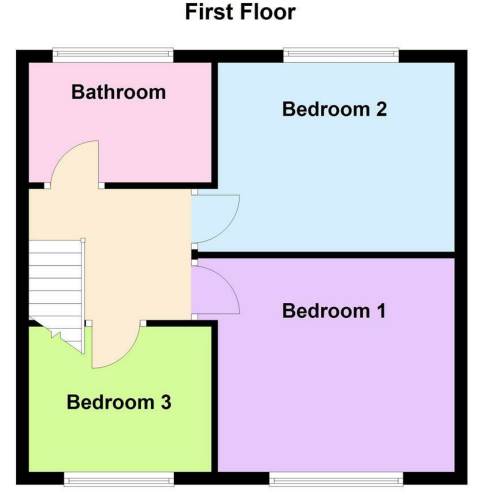
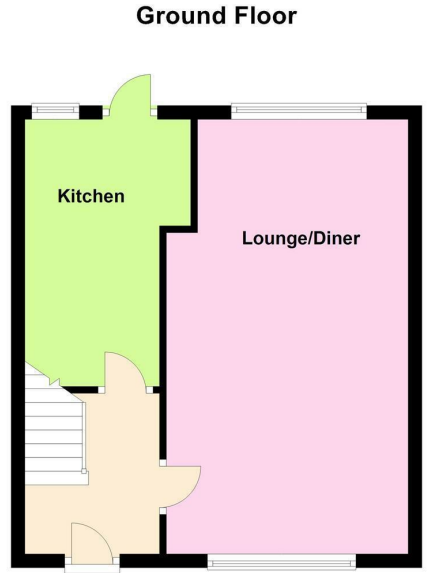


### FLOOR PLAN

- DIMENSIONS**
- Entrance Hall**
- Lounge Diner**  
20'09 x 11'06 (6.32m x 3.51m)
- Kitchen**  
12'09 x 6'05 (3.89m x 1.96m)
- Landing**
- Bedroom One**  
10'05 x 12'06 (3.18m x 3.81m)
- Bedroom Two**  
9'11 x 10'03 (3.02m x 3.12m)
- Bedroom Three**  
7'05 x 9'06 (2.26m x 2.90m)
- Bathroom**



**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/  
**FREE PROPERTY VALUATIONS** Looking to sell? Need a valuation?  
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 2811 300 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 & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

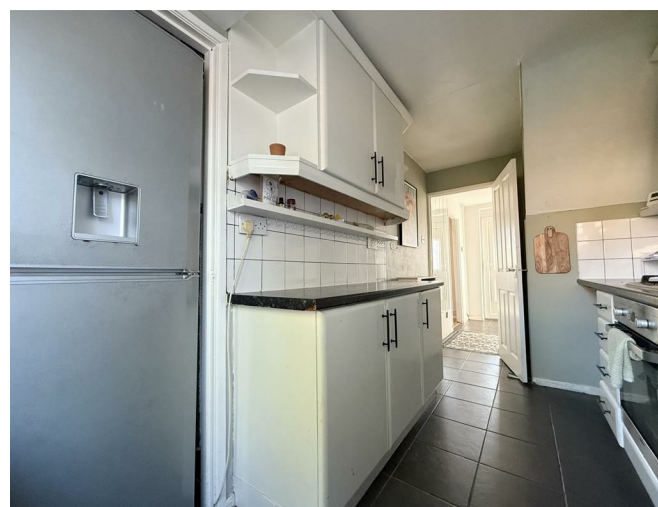
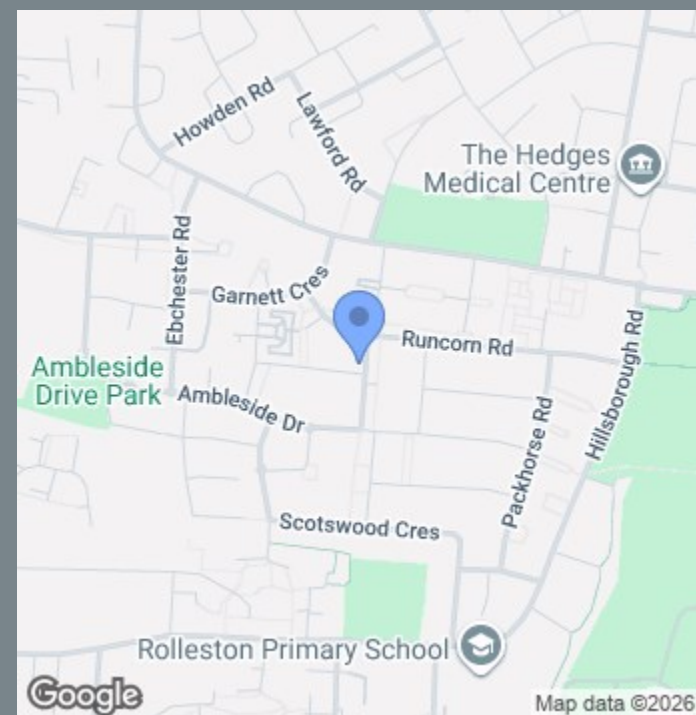
12 Kelso Green, Eyres Monsell, LE2 9FJ  
**Offers In Excess Of £210,000**

## OVERVIEW

- Lovely Family Home
- Popular Location & No Chain
- Entrance Hallway & Kitchen
- Lounge Diner
- Three Bedrooms
- Modern Family Bathroom
- Driveway & Rear Garden
- Viewing Is Highly Recommended
- EER - C, Freehold
- Council Tax Band - A

## LOCATION LOCATION....

Kelso Green is located within the established residential area of Eyres Monsell in Leicester, a neighbourhood known for its strong community spirit and convenient local amenities. The area benefits from nearby everyday facilities including local shops, supermarkets and services, with further retail and leisure options available at Fosse Park and in Leicester city centre. Families are well served by local schooling, including Eyres Monsell Primary School and other primary and secondary schools within easy reach. Residents also enjoy access to green spaces such as Eyres Monsell Park and the nearby Aylestone Meadows nature reserve, offering open parkland, walking routes and outdoor recreation. Kelso Green is well positioned for travel, with regular bus services into Leicester city centre and convenient access to major road routes including the A426, A563 ring road and the M1, making it a practical location for commuters. Overall, Eyres Monsell offers a well-connected residential setting with a strong sense of local community.



## THE INSIDE STORY

A fabulous family home offered with the added benefit of no onward chain, situated in a popular location and providing well-proportioned accommodation ideal for first-time buyers, growing families or those looking for a straightforward move. A welcoming entrance hall leads through to the main living space. The lounge diner is bright and versatile, with a window to the front allowing natural light to pour in and patio doors to the rear opening directly onto the garden. This generous room easily accommodates both comfortable seating and a dining area, making it perfect for everyday family living, relaxing evenings or entertaining friends. The kitchen offers a practical layout with ample scope for cooking and meal preparation, positioned conveniently alongside the main living space. Upstairs, the landing leads to three well-proportioned bedrooms, providing flexible accommodation for family life, guests or a home office. The modern family bathroom is stylishly finished and offers a fresh, contemporary feel. Externally, the property benefits from a block paved driveway to the front, providing off-road parking. To the rear, the garden features a decked seating area ideal for outdoor dining and entertaining, along with a lawn offering space for children to play or simply relax in the warmer months.

A fantastic opportunity to acquire a well-located home with great potential in a sought-after area — early viewing is highly recommended.

