





Property Description

Eyres Monsell is located in the South West corner of Leicester. This sought after location boasts two primary schools, a selection of shops and takeaways, two large parks with play and gym equipment, churches and doctors surgeries, public house and is served by regular bus links to the city centre and has everything you need for convenient living.

This three bedroom property is located in the sought after area of LE2. The property is well presented and spacious throughout with a large kitchen/dining area. An ideal first time buy - call now to arrange your viewing.

Entrance Hall

With a door to the front of the property, stairs rising to the first floor and central heating radiator.

Lounge

16' 10" x 12' 1" (5.13m x 3.68m)

With a double glazed window to the front of the property, fireplace, under stairs cupboard and central heating radiator.

Kitchen/Diner

18' 2" max x 16' 1" max (5.54m max x 4.90m max)

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, breakfast bar, integrated electric oven and hob, double glazed windows to the rear and side of the property and French doors to the rear leading out to the garden.



First Floor Landing

With stairs rising from the hallway.

Bedroom One

12' 4" x 10' 4" (3.76m x 3.15m)

With a double glazed window to the rear of the property, two built in wardrobes and central heating radiator.

Bedroom Two

13' 7" max x 9' 1" max (4.14m max x 2.77m max)

With a double glazed window to the front of the property and central heating radiator.

Bedroom Three

10' 5" max x 6' 8" (3.17m max x 2.03m)

With a double glazed window to the front of the property and central heating radiator.

Bathroom

There is a bath with mixer taps and shower over, wash hand basin, wc, tiled walls, heated chrome towel radiator, tiled flooring and double glazed window to the rear of the property.

Outside

The rear garden has a lawn, patio area and decked area.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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view this property online connells.co.uk/Property/BLA309595

directions to this property:

Proceed out of Blaby along Leicester Road and at the roundabout continue straight ahead. At the traffic lights continue straight ahead and turn right onto Hillsborough Road. Turn right onto Featherstone Drive and left onto Monmouth Drive and first right onto Shield Crescent where the property is located.

EPC Rating: C Council Tax
 Band: A

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: BLA309595 - 0003