



**Connells**

Howden Road  
Leicester



### 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 spacious three bedroom property is in immaculate condition throughout and is ready to move into. The property has been extended and is situated in a sought after location and benefits from a driveway. Viewing is highly recommended to appreciate the accommodation the property has to offer.

### Entrance Hall

There is a door to the front of the property, stairs rising to the first floor with LED lighting, under stairs cupboard, further storage cupboard with sliding mirrored doors, vertical central heating radiator and an opening through to the lounge.

### Lounge

There is a vertical central heating radiator and an opening through to the dining room.

### Dining Room

There are double glazed patio doors to the side, central heating radiator and double glazed window to the rear of the property.

### Kitchen

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, splashback tiling, breakfast bar, space for a cooker, cooker hood, plumbing for a washing machine, LED spot lights, double glazed window to the front of the property and patio doors leading out to the rear garden.



## First Floor Landing

With stairs rising from the ground floor, airing cupboard, further cupboard, loft access and double glazed window to the front of the property.

## Bedroom One

There is a double glazed window to the rear of the property, LED spot lighting to the ceiling, central heating radiator and storage cupboard with shelving.

## Bedroom Two

With a double glazed window to the rear of the property, LED lighting, storage cupboard, wardrobes and central heating radiator.

## Bedroom Three

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

## Family Shower Room

There is a shower cubicle with rainfall shower, wash hand basin in a vanity unit, wc, tiled walls, tiled flooring, LED spot lights, chrome towel radiator and double glazed windows to the front and side of the property.

## Outside

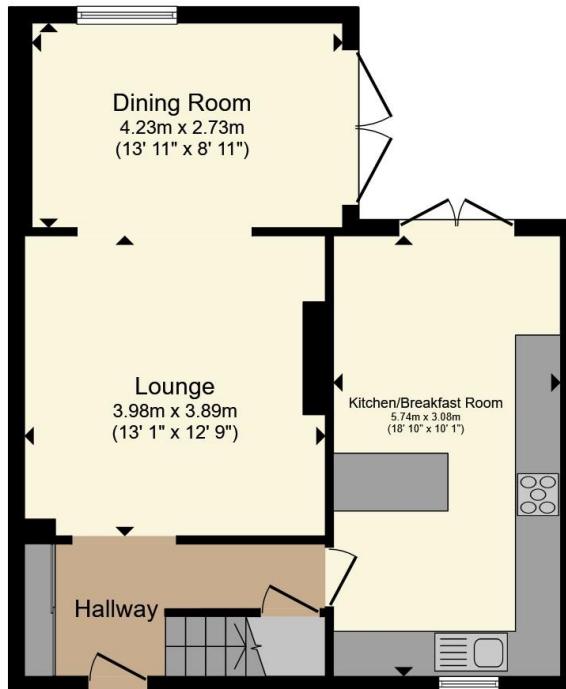
At the front of the property there is ample off road parking and a brick wall to the front and sides.

The rear garden has a lawn and fenced borders.









**Ground Floor**



**First Floor**

Total floor area 95.2 m<sup>2</sup> (1,025 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 0116 247 7477**  
**E [blaby@connells.co.uk](mailto:blaby@connells.co.uk)**

8-10 Leicester Road BLABY  
 LEICESTER LE8 4GQ

**view this property online [connells.co.uk/Property/BLA309848](http://connells.co.uk/Property/BLA309848)**

**directions to this property:**

Proceed out of Blaby along Leicester Road and at the traffic lights continue ahead towards Glen Parva. Turn right onto Red House Road and left onto Ebchester Road. At the end of the road turn left onto Sturdee Road and immediate right onto Howden Road where the property is situated.

EPC Rating: D    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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