

## Room Sizes

### Hallway

7'7 x 3'5

### Living Room

16'6 x 12'9

### Extended Dining Kitchen

15'9 x 14'7

### First Floor Landing

7'4 x 7'1

### Bedroom One

12'2 x 10'2

### Bedroom Two

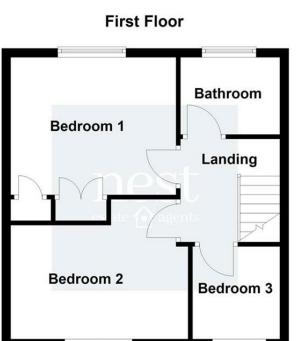
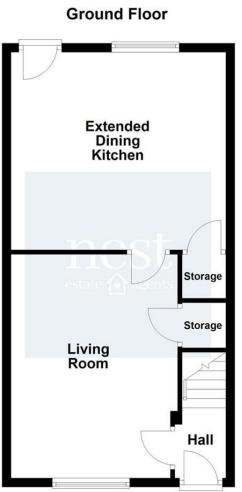
13'2 x 10'7 max

### Bedroom Three

10'3 x 6'5

### Bathroom

7'4 x 5'5



**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 1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email [sara@nestestateagents.co.uk](mailto:sara@nestestateagents.co.uk) who will be pleased to arrange an appointment to view. Or visit our website at [www.nestestateagents.co.uk](http://www.nestestateagents.co.uk)

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**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 and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.



Twickenham Road, Leicester LE2 9RZ

£220,000

# The Story Begins

- Mid Town Home
- Extended To The Rear
- Well Presented Throughout
- Entrance Hallway & Living Room
- Extended Dining Kitchen
- Three Bedrooms & Bathroom
- Ample Driveway To The Front
- Enclosed Rear Garden
- Energy Rating B
- Freehold & Council Tax Band A

## Location Is Everything

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 supermarkets, 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 childrens 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.



## Inside Story

This well presented townhouse on Twickenham Road spans 1,044 square feet and has been thoughtfully extended to the rear. Situated in a popular and convenient location an internal viewing is essential.

Upon entering, you are greeted by a welcoming entrance hall that leads to the living room, featuring elegant wood effect flooring and a feature fireplace, perfect for cosy evenings. The heart of the home is undoubtedly the extended kitchen, which boasts a generous array of wall and base units, providing plenty of storage. This well-appointed kitchen also offers space for appliances and a dining area, making it an ideal spot for family meals. A convenient courtesy door leads directly to the rear, enhancing the flow of the home.

The first floor comprises three well-proportioned bedrooms, including two generous doubles that offer plenty of natural light and comfort. The family bathroom is fitted with a classic white suite.

Outside, the property benefits from ample parking at the front, along with gated side access to the rear garden. The outdoor space is a highlight, featuring a lovely patio area, a lawn, a charming pergola, and a garden shed for additional storage.

