

FLOOR PLAN

DIMENSIONS

Entrance Hall

Downstairs WC

Lounge  
15'1 x 13'8 (4.60m x 4.17m)

Dining Area  
10' x 7'9 (3.05m x 2.36m)

Kitchen  
11'3 x 7'0 (3.43m x 2.13m)

Conservatory

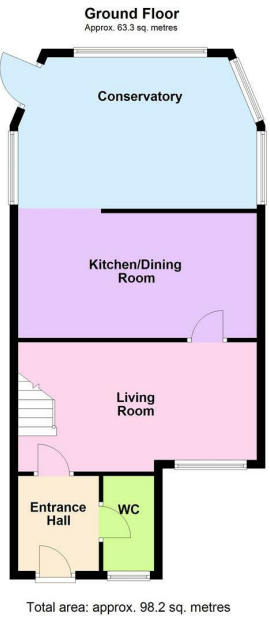
Family Bathroom

Bedroom One  
11'9 x 9'10 (3.58m x 3.00m)

Bedroom Two  
11'9 x 8'3 (3.58m x 2.51m)

Bedroom Three  
9'1 x 6'6 (2.77m x 1.98m)

Detached Garage



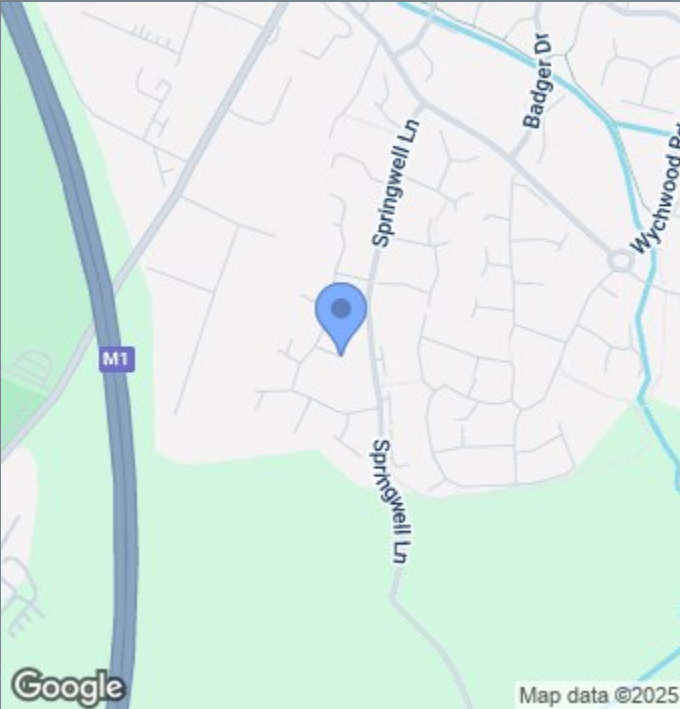


# OVERVIEW

- Three Bedroom Semi Detached
- Ample Driveway & Detached Garage
- Cul-de-sac Location
- Perfect For First Time Buyers
- Sunny & Secure Rear Garden
- Downstairs WC
- Viewings Highly Advised
- EPC Rating - D
- Freehold Property
- Council Tax Band - B

# LOCATION LOCATION....

Monal Close is a peaceful residential cul-de-sac situated in a well-established area of Leicester, offering a quiet and family-friendly environment. The location benefits from close proximity to local amenities, including shops, supermarkets, schools, and healthcare services, making it a convenient choice for families and professionals alike. Excellent transport links connect Monal Close to Leicester city centre and surrounding areas via major road routes and public transport. Nearby green spaces and parks provide opportunities for outdoor recreation, while the sense of community adds to the area's appeal. Monal Close combines suburban tranquillity with the advantages of urban living in one of Leicester's accessible and welcoming neighbourhoods.



# THE INSIDE STORY

Nestled in a quiet cul-de-sac in the highly sought-after area of Whetstone, this beautifully presented three-bedroom home offers a perfect blend of comfort, style, and convenience. Ideally located close to a range of local amenities, shops, and well-regarded schools, this property is an excellent choice for first-time buyers or growing families.

Upon entering, you are welcomed into a bright entrance hall with a convenient downstairs WC. The spacious family living room features under-stairs storage and provides a comfortable setting for relaxing and entertaining.

The heart of the home is the newly renovated open-plan kitchen and dining area, designed in a contemporary style with high-quality integrated appliances. This space easily accommodates a family dining table and flows seamlessly into the conservatory. Ideal for use as a playroom, home office, or second sitting room.

Upstairs, you'll find three generously sized bedrooms and a modern family bathroom, complete with a bathtub with shower over, WC, and wash basin.

Externally, the property boasts a fantastic rear garden that enjoys sunlight for most of the day, featuring both lawn and a slabbed patio area. Perfect for outdoor dining and family activities. Additional benefits include a detached garage and ample off-road parking on the driveway.

This well-maintained home is ready to move into and offers a superb opportunity to join a friendly and desirable location.

Early viewing is highly recommended.