

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge

16'03 x 13'08 (4.95m x 4.17m)

Dining Kitchen

10'02 x 16'09 (3.10m x 5.11m)

Landing

Bedroom One

13'05 x 10'03 max (4.09m x 3.12m max)

Bedroom Two

13'01 x 9'01 (3.99m x 2.77m)

Bedroom Three

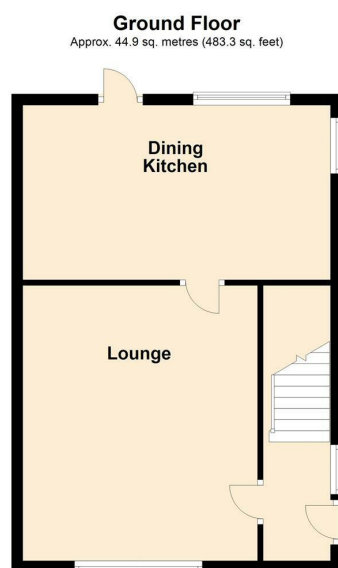
10' x 7'04 (3.05m x 2.24m)

Bathroom

5'06 x 4'09 (1.68m x 1.45m)

Separate WC

5'06 x 2'05 (1.68m x 0.74m)



Total area: approx. 88.0 sq. metres (947.3 sq. feet)



48 Scotswood Crescent, Leicester, Leicestershire, LE2 9QD

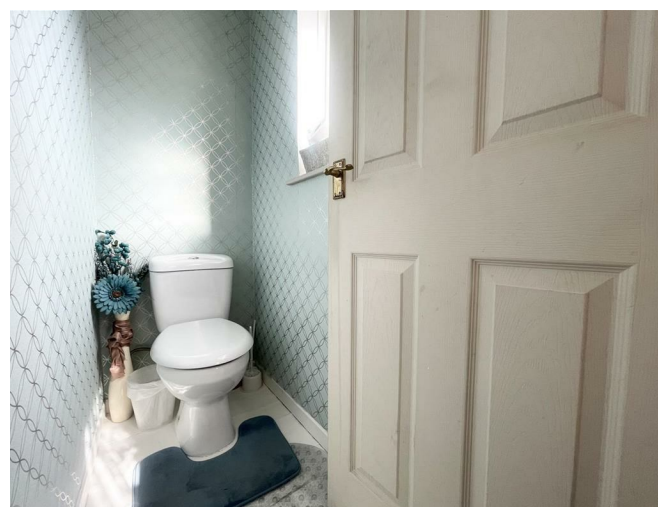
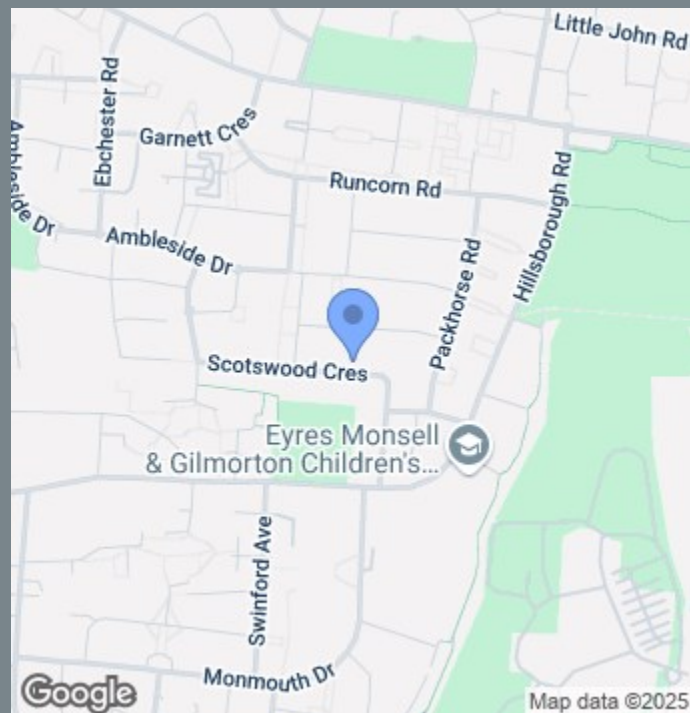
£180,000

OVERVIEW

- Semi Detached Family Home
- Sought After Location
- Entrance Hall & Lounge
- Dining Kitchen
- Three Bedrooms
- Bathroom & Separate WC
- Front & Rear Garden
- No Onward Chain
- Viewing Essential
- EER rating - D, Council Tax Band -A

LOCATION LOCATION....

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 superstores, 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.



THE INSIDE STORY

This three bedroom semi detached home in a very sought after location is offered for sale with no onward chain and really should be viewed internally to fully appreciate how spacious is it.

On approach you will see an enclosed garden and a pathway that leads to the front door. Entering through the front door into the hallway you will see stairs taking you up to the first floor and a door into the downstairs room. The lounge is spacious and bright and has a feature fire creating a lovely room for relaxing. The dining kitchen is located to the rear aspect and is a lovely place for entertaining, cooking and family time with a door leading out into the garden.

To the first floor are three very good sized bedrooms, all are doubles. The bathroom is fitted with a wash hand basin and bath with shower over. The wc is separate.

Externally to the rear the garden is enclosed and well established. Viewing is a must on this home.

