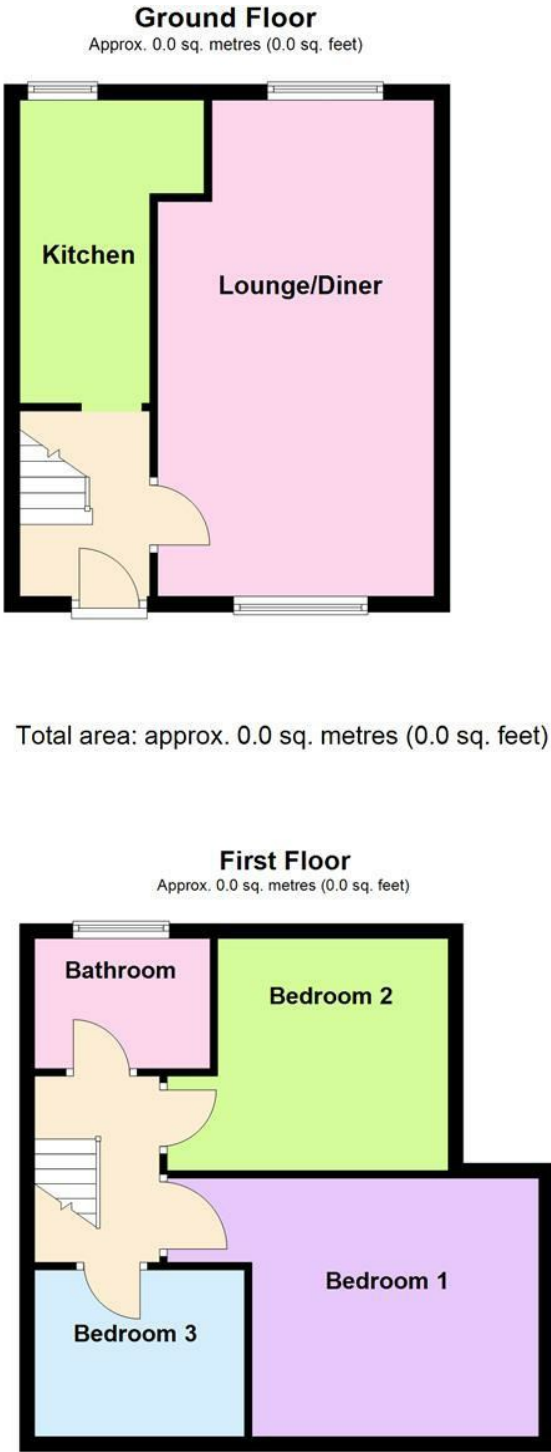


FLOOR PLAN

DIMENSIONS

- Entrance Hall
- Lounge Diner
20'10 x 11'6 (6.35m x 3.51m)
- Kitchen
13'1 x 8'4 (3.99m x 2.54m)
- Landing
- Bedroom One
10'5 x 16'6 (3.18m x 5.03m)
- Bedroom Two
10' x 12'5 (3.05m x 3.78m)
- Bedroom Three
9'7 x 7'5 (2.92m x 2.26m)
- Bathroom
7'9 x 5'6 (2.36m x 1.68m)

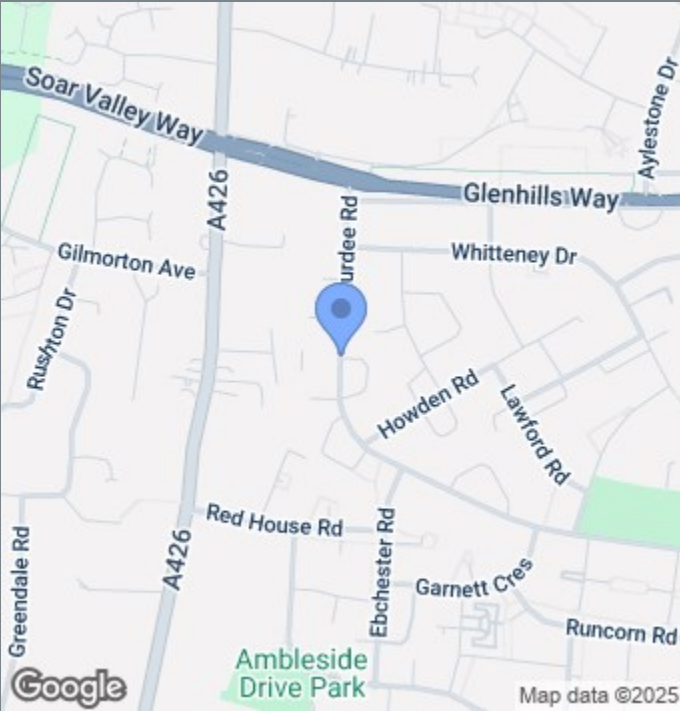


OVERVIEW

- Lovely Family Home
- No Onward Chain
- Cul De Sac Location
- Entrance Hall
- Lounge Diner & Kitchen
- Three Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Viewing Essential
- EER - , Freehold, 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 children's 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

****PLEASE NOTE WE HAVE AGREED A SALE ON THIS PROERTY BUT WILL RMAIN ON THE MARKET UNTIL EXCHANGE OF CONTRACTS****
This charming townhouse, nestled in a quiet cul-de-sac within a sought-after location, offers a perfect blend of comfort and convenience with no onward chain. The welcoming entrance hall leads to a bright lounge diner featuring dual-aspect windows flooding the space with natural light, complemented by a cosy fireplace in the lounge area for year-round ambiance. A practical kitchen completes the ground floor. Upstairs, three well-proportioned bedrooms and a modern bathroom are arranged off a spacious landing, providing ample storage and family flexibility. Outside, the low-maintenance front garden and private rear garden offer outdoor relaxation space. Ideal for first-time buyers or growing families, this home combines peaceful living with prime accessibility. Please note: This property is a non standard construction.

