

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge

18'3 x 11'4 (4.04m x 3.45m)

Dining Kitchen

18' x 13' max (5.49m x 3.96m max)

Conservatory

14'4 x 12'9 (4.37m x 3.89m)

Utility Room

8'7 x 4'4 (2.62m x 1.32m)

Landing

Bedroom One

9'06 x 12'07 (2.90m x 3.84m)

Bedroom Two

10'11 x 9'02 (3.33m x 2.79m)

Bedroom Three

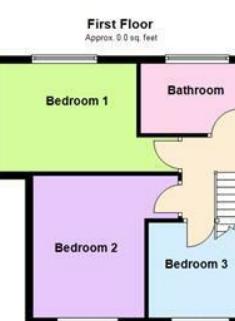
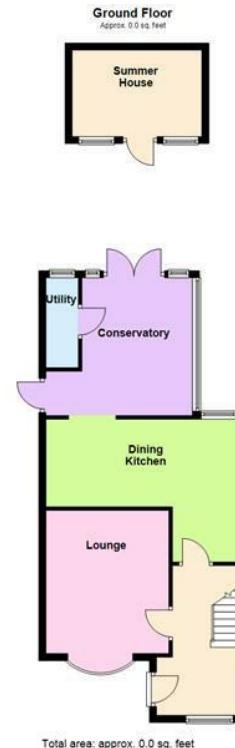
7'10 x 8'11 (2.39m x 2.72m)

Bathroom

5'06 x 9'07 (1.68m x 2.92m)

Summer House

8' x 12' (2.44m x 3.66m)



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 13 Leicester Road, Wigston, Leicester, LE18 1NR

Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/

FREE PROPERTY VALUATIONS Looking to sell? Need a valuation?

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

14 Bentinghouse Road, Eyres Monsell, LE2 9BG

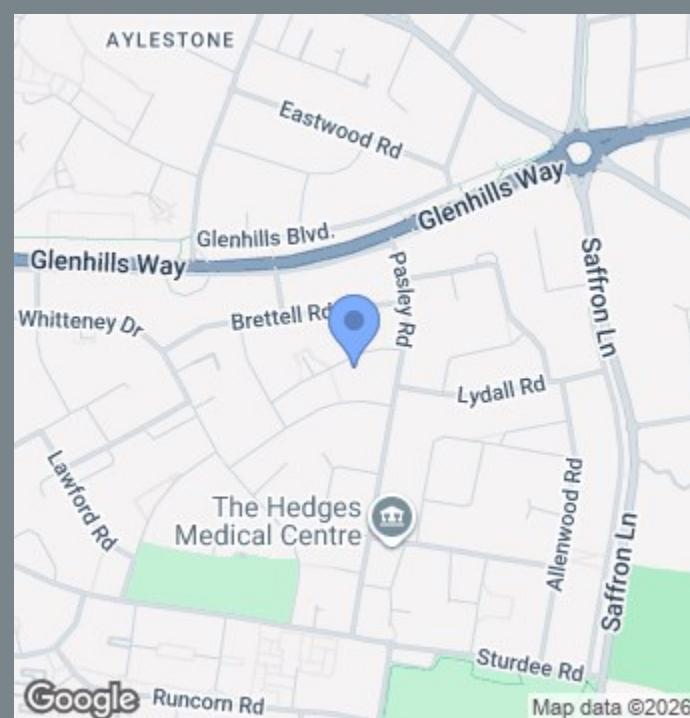
£275,000

OVERVIEW

- Stunning & Spacious Family Home
- Fabulous Location
- Entrance Hall & Lounge
- Stylish Dining Kitchen
- Conservatory & Utility Room
- Three Bedrooms, Beautiful Bathroom
- Summer House & Wooden Gazebo
- Driveway & Landscaped Garden
- Non Standard Construction
- EER - C, 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 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 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

Nestled in a fabulous location, this truly stunning family home offers a perfect blend of charm, style, and modern comfort. Beautifully presented throughout and finished to an exceptional standard, the property welcomes you with a spacious entrance hall that sets the tone for the rest of the home. The elegant lounge to the front features a large window that floods the space with natural light, complemented by a gorgeous feature fireplace—ideal for cosy evenings in. The heart of the home is the stylish dining kitchen, thoughtfully designed with timeless shaker-style units, an inset sink with mixer tap, and a sleek eye-level double oven. The generous dining area flows effortlessly into the bright and airy conservatory, creating a wonderful space for entertaining or simply relaxing with family. A separate utility room adds practicality without compromising on style. Upstairs, the landing leads to three beautifully appointed bedrooms and a luxurious family bathroom, complete with a stunning roll-top, claw-foot freestanding bath perfect for unwinding at the end of the day. The loft is fully boarded and insulated and has a skylight window. Outside, the front of the property features a charming cobble crete driveway with a lovely seating area, while the landscaped rear garden is a true haven. With multiple seating areas, a wooden gazebo, and a delightful summer house fitted with power and lighting, the outdoor space offers endless possibilities—whether you're dreaming of a home office, games room, or simply a quiet retreat. This exceptional home really does have it all.

