

FLOOR PLAN

DIMENSIONS

Entrance Hall
6' x 13' (1.83m x 3.96m)

Lounge
12'09 x 13' (3.89m x 3.96m)

Dining Kitchen
18'11 x 10'03 (5.77m x 3.12m)

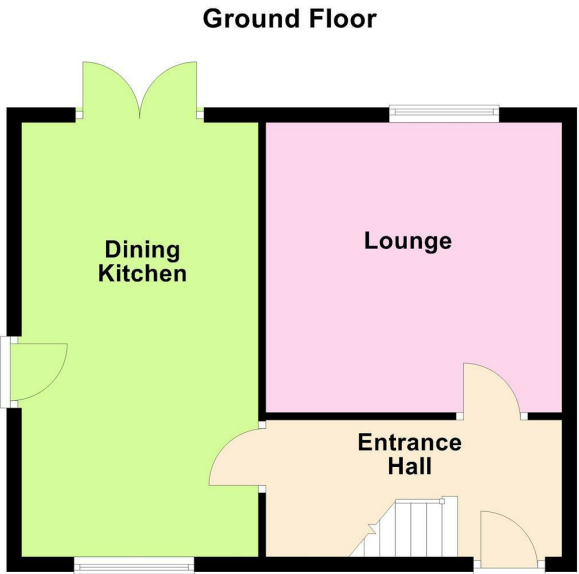
Landing

Bedroom One
12'09 x 13'05 max (3.89m x 4.09m max)

Bedroom Two
10'09 x 10'07 (3.28m x 3.23m)

Bedroom Three
8'02 x 8'04 (2.49m x 2.54m)

Wet Room
8' x 5'05 (2.44m x 1.65m)

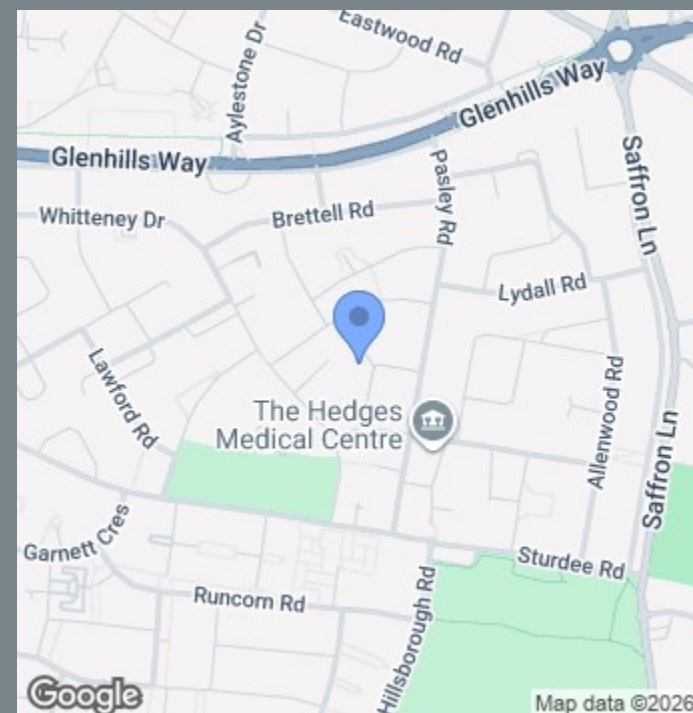


OVERVIEW

- Spacious Family Home
- Cul De Sac Location
- No Onward Chain
- Entrance Hall & Lounge
- Dining Kitchen
- Three Bedrooms
- Wet Room
- Front & Rear Well Maintained Gardens
- Viewing Is Recommended
- EER - tbc, Freehold, Tax Band - A

LOCATION LOCATION....

Kepston Close is tucked away within the established residential area of Eyres Monsell, offering a welcoming neighbourhood feel that appeals to families and first-time buyers alike. The area provides convenient access to local shops, supermarkets and everyday amenities, with further shopping and leisure options available at Fosse Park and Leicester city centre. Well-regarded primary and secondary schools are within easy reach, making it a practical choice for those with children. Residents can also enjoy nearby green spaces, including Eyres Monsell Park, ideal for relaxed walks, outdoor play and time spent with family. With regular bus services into Leicester and straightforward access to the A426, A563 ring road and M1, Kepston Close combines everyday convenience with a comfortable and community-focused setting.



THE INSIDE STORY

This spacious semi-detached family home sits on a generous plot within a quiet cul-de-sac location & is offered with no onward chain, presenting a fantastic opportunity for buyers looking to make a straightforward move into a well-positioned home. A welcoming entrance hall provides access to the main living accommodation. The lounge is a warm & inviting space, centred around a charming feature fireplace. A window overlooking the garden allows natural light to pour in, creating a comfortable setting ideal for relaxing evenings or spending time with family. The dining kitchen is fitted with classic shaker-style cabinetry & offers excellent proportions, making it a truly versatile room. There is ample space for a dining table & chairs, perfect for everyday meals, entertaining guests or creating a sociable family hub. French doors open directly into the garden, enhancing the sense of space & making indoor-outdoor living effortless during the warmer months. Upstairs, the landing leads to three great-sized bedrooms, each offering flexibility to suit a range of needs — whether as comfortable sleeping accommodation, a nursery, guest room or home office. The accommodation is complemented by a practical wet room, designed for convenience. Externally, the property enjoys a impressive front garden & a beautifully maintained rear garden, which is a particularly appealing feature. Of excellent size & thoughtfully kept, it provides plenty of space for outdoor seating, family activities or simply relaxing in a private setting. A well-proportioned home in a desirable location that truly needs to be viewed to appreciate the space & potential on offer.

