

FLOOR PLAN

DIMENSIONS

Porch
3'09 x 5'04 (1.14m x 1.63m)

Entrance Hall

Lounge Diner
18'11 x 10'08 max (5.77m x 3.25m max)

Sun Room
8'04 x 6'04 (2.54m x 1.93m)

Kitchen
11'04 x 7'03 (3.45m x 2.21m)

Utility
4'03 x 6'10 (1.30m x 2.08m)

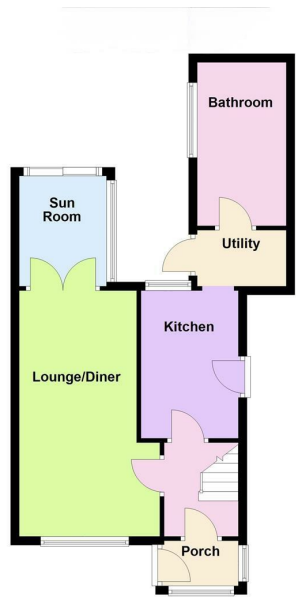
Downstairs Bathroom
12'05 x 6'10 (3.78m x 2.08m)

Landing

Bedroom One
8'11 x 13'10 (2.72m x 4.22m)

Bedroom Two
9'09 x 8'06 (2.97m x 2.59m)

Bedroom Three
5'06 x 8'02 (1.68m x 2.49m)



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?
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home.
Call us on 0116 2811 300 for free advice.
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.

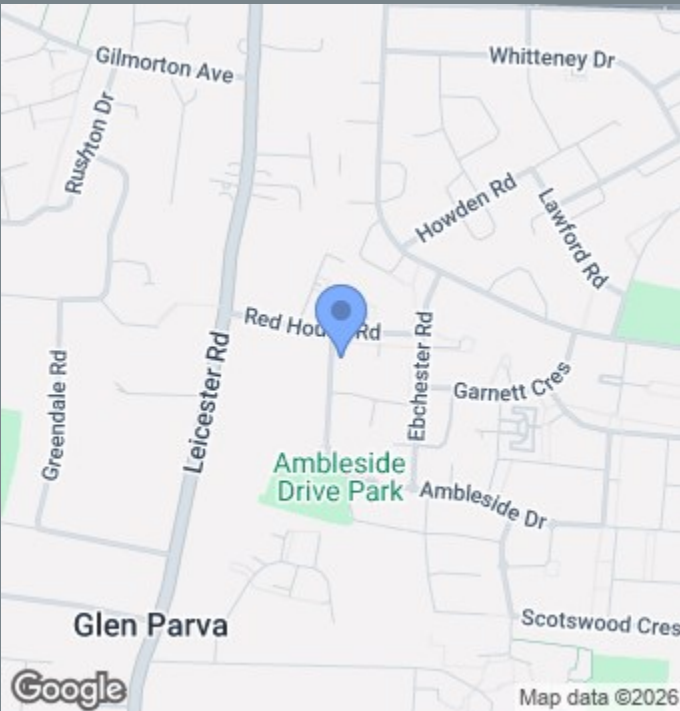
8 Ambleside Drive, Eyres Monsell, LE2 9LB
£200,000

OVERVIEW

- Lovely Family Home
- Popular Location & No Chain
- Viewing Is A Must
- Porch & Entrance Hall
- Lounge Diner & Sun Room
- Kitchen & Utility
- Downstairs Bathroom
- Three Bedrooms
- Driveway & Rear Garden
- EER -D , Freehold, Tax Band - A

LOCATION LOCATION....

Ambleside Drive in Eyres Monsell offers a wonderfully balanced suburban lifestyle, where community spirit meets convenience. Families will appreciate well-regarded educational options nearby, including Eyres Monsell Primary and Samworth Academy. For relaxation and weekend fun, two generous parks equipped with play and gym facilities provide inviting green escapes right on your doorstep. Everyday essentials are just a short walk away, with a variety of shops, takeaways, a medical centre, churches and Eyres Monsell Club adding to the strong community feel. Transport links are superbly convenient—frequent bus routes connect to Leicester city centre, while the M1 motorway is easily accessible for swift car journeys. Fashion and leisure is close by thanks to the massive Fosse Shopping Park. This is exactly the kind of neighbourhood people love coming home to.



THE INSIDE STORY

This lovely family home is well situated in a highly sought-after location and offers generous accommodation with plenty of versatile space. A welcoming porch and entrance hall lead into the lounge diner, a bright and inviting room with a large window to the front and patio doors opening into the sun room. This area is ideal for everyday family living — whether it's relaxing in the evenings, enjoying family meals at the dining table, or entertaining guests in a comfortable, sociable setting. The adjoining sun room adds another dimension, providing a light-filled space that can be enjoyed year-round. The kitchen is well designed with good workspace for cooking and preparing meals, and the separate utility room helps keep household tasks neatly tucked away. A downstairs bathroom with a four-piece suite provides both practicality and comfort. Upstairs, the landing gives access to three well-proportioned bedrooms, offering space for sleeping, study, or home office use depending on your needs. Outside, the property benefits from a driveway offering off-road parking, and a pleasant rear garden which provides room for children to play, summer barbecues, or simply unwinding outdoors. Altogether, this is a wonderful home that combines generous living spaces with a welcoming feel, making it well suited for family life.

