



Monsell Drive,
Leicester, LE2 8PN

£500,000

Property Features

- Modern Detached
- Six Bedrooms
- Monsell Drive
- Highly Sought After Postcode
- Immaculate Presentation
- Two Ensuites
- Garage
- Study
- Open Plan Kitchen And Living Area
- Viewing Highly Recommended



Full Description

Presented to show home standard this modern executive detached six bedroom family home is nestled on arguably one of the most prettiest locations within Leicester, LE2. The accommodation comprises of main hall, lounge, kitchen diner, study, ground floor WC, landing to four bedrooms, master and bedroom two with ensuite shower rooms, family bathroom, further landing to bedrooms five and six, front and rear landscaped gardens integral garage and driveway. Internal inspection comes highly recommended.

MAIN ENTRANCE HALL

Tiled flooring, composite door to the front elevation and radiator.

LOUNGE

20' 0" x 10' 11" (6.1m x 3.33m)

Spacious reception with carpeted flooring, timber double glazed bay window to the front elevation, Multi fuel stove, radiators.

OPEN PLAN KITCHEN AND DINER.

26' 3" x 10' 1" (8m x 3.07m)

A light and spacious wonderful open plan, kitchen diner, kitchen with a range of stylish wall and base level units, roll, edged work, surfaces, integral appliances, sink and drainer, timber double glazed window to the rear elevation. Diner with tiled flooring throughout, timber double glazed French doors, leading to garden and radiator.

STUDY

7' 8" x 7' 9" (2.34m x 2.36m)

Timber double glazed window to the front elevation, carpeted flooring and radiator.

GROUND FLOOR WC

Comprising low level flush WC and wash basin with tiled flooring.

LANDING

First landing accessed by main entrance.

MASTER BEDROOM

18' 0" x 13' 0" (5.49m x 3.96m)



Double skylight windows to the rear elevation, carpeted flooring, radiator, walk in wardrobe/dressing room.

ENSUITE SHOWER

Comprising a three piece suite, shower cubicle, low-level flush WC, wash basin, tiling in part, opaque timber double glazed window to the rear elevation, towel radiator.



BEDROOM TWO

13' 0" x 10' 11" (3.96m x 3.33m)

Timber double glazed window to the front elevation, carpeted flooring, and radiator, wardrobe.

ENSUITE SHOWER

Comprising a three piece suite, shower cubicle, low-level flush WC, wash basin, tiling in part, towel radiator.



FAMILY BATHROOM

Comprising a three piece suite, bath with screen and shower over, low-level flush WC, wash basin, tiling in part, opaque timber double glazed window to the rear elevation, towel radiator.

BEDROOM THREE

10' 11" x 10' 10" (3.33m x 3.3m)

Timber double glazed window to the rear elevation, carpeted flooring and radiator, wardrobe.

BEDROOM FOUR

9' 0" x 8' 4" (2.74m x 2.54m)

Timber double glazed window to the front elevation, carpeted flooring, and radiator.



SECOND LANDING

Stairs rising to second landing.

BEDROOM FIVE

13' 6" x 10' 11" (4.11m x 3.33m)

Skylight window to the rear elevation, carpeted flooring, radiator, eaves storage.

BEDROOM SIX

13' 6" x 10' 11" (4.11m x 3.33m)

Skylight window to the rear elevation, carpeted flooring, radiator, eaves storage.



OUTSIDE

To the rear a beautifully landscaped garden with patio and pathway leading to further patio area lawn a range of water features fenced borders, a range of mature plants and shrubs side access leads to large front garden landscaped with lawn and driveway providing car standing space and access to garage.

GARAGE

Integral garage with up and over doors, power and lighting.

VALUERS ADDITIONAL NOTES

The house is fully alarmed and benefits from solar thermal panels.

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

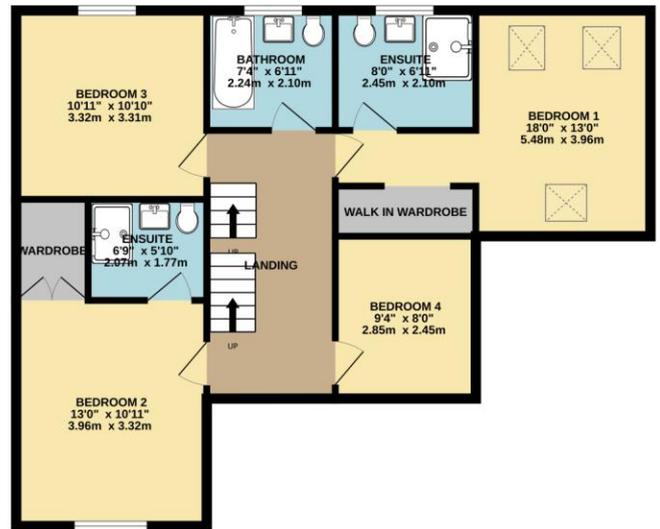


Floorplan

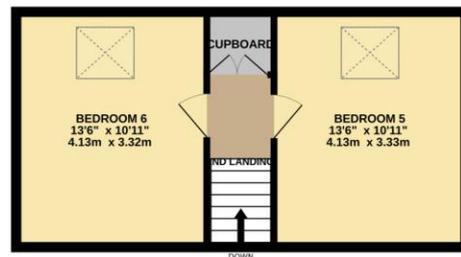
GROUND FLOOR
895 sq.ft. (83.1 sq.m.) approx.



1ST FLOOR
795 sq.ft. (73.9 sq.m.) approx.



2ND FLOOR
347 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 2037 sq.ft. (189.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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46 Long Street, Wigston,
Leicestershire, LE18 2AH

info@phillipsgeorge.co.uk
0116 216 8178

