



Monsell Drive, Aylestone, Leicester, LE2 8PP

- Substantial detached double fronted character home with Four bedrooms
- Sought-after residential location
- Original period features
- Generous mature front and south facing rear gardens
- Exceptional potential for attic conversion and extending
- Fitted Kitchen and separate Utility room
- Conveniently located for M1/M69 Motorways and Fosse Park
- Three elegant reception rooms
- Large garage and private driveway

£600,000



Monsell Drive, Aylestone, Leicester, LE2 8PP

DESCRIPTION

Occupying a desirable position on a quiet cul-de-sac within one of the area's most sought-after residential locations, this substantial character home offers an exciting opportunity to create a truly exceptional family residence. Beautifully maintained and rich in original features, it combines timeless charm with generous accommodation and outstanding potential to tailor the layout to suit your lifestyle.

Perfect for professionals who love to entertain or growing and extended families, the home welcomes you through an impressive entrance hall into a series of elegant reception rooms. A beautiful bay-fronted lounge with a Minster stone feature fireplace flows through double doors into a sun lounge, offering flexible living for entertaining, relaxing or home working. A separate bay fronted dining room provides the perfect setting for family meals and special occasions, while the fitted kitchen, breakfast bar and adjoining utility room offer practicality for everyday living.

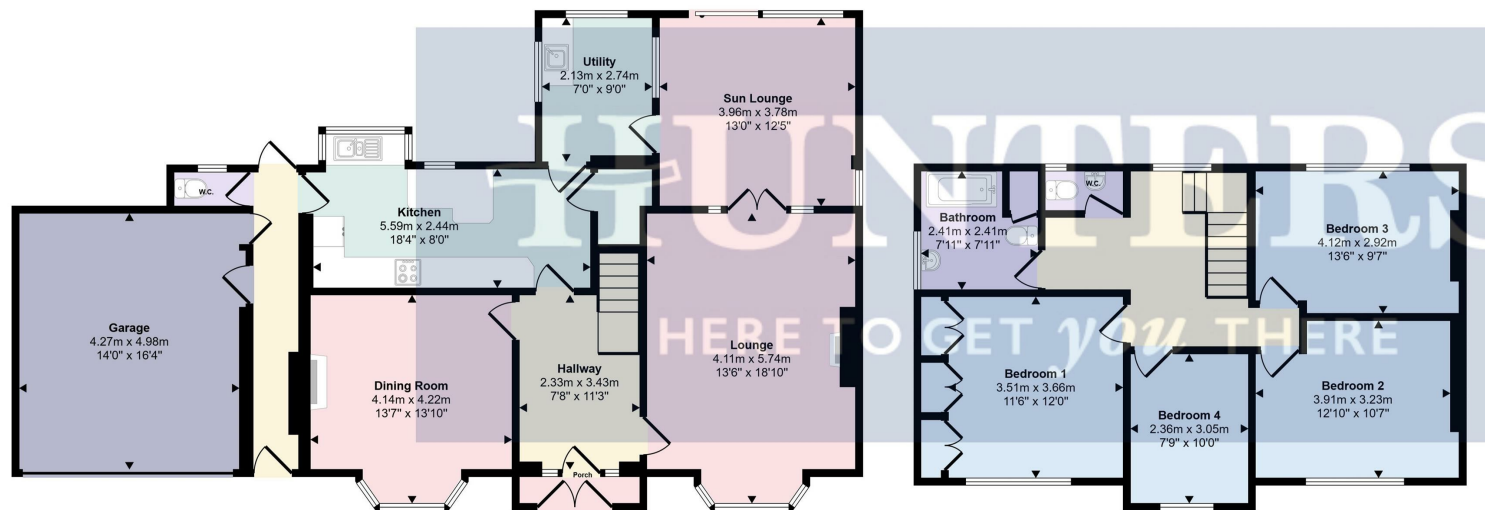
Upstairs, four well-proportioned bedrooms provide comfortable family accommodation, complemented by a family bathroom with WC and a further separate WC with wash-hand basin. The generous attic offers exciting potential for conversion into additional living space, subject to the necessary permissions, while the existing layout also lends itself to reconfiguration or extension, allowing you to create your dream home for years to come.

Outside, the property continues to impress with a mature front garden, private driveway and large garage. To the rear, the beautifully stocked and established south facing garden provides a wonderful private retreat, with generous lawns, colourful borders, vegetable beds and patio seating areas that are perfect for outdoor entertaining, family gatherings or simply relaxing in peaceful surroundings.

Viewing is highly recommended to fully appreciate everything this wonderful home has to offer, come and discover your new home.







Ground Floor
Approx 115 sq m / 1240 sq ft

Denotes head height below 1.5m

First Floor
Approx 63 sq m / 682 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewings

Please contact wigston@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.