



## Monmouth Drive, , Leicester, LE2 9RN

- OFFERED TO MARKET WITH NO UPWARD CHAIN
- DINING ROOM-STUDY
- FITTED KITCHEN
- ENCLOSED GARDEN
- IDEAL FIRST TIME BUYER OR SAVVY INVESTOR
- SPACIOUS LOUNGE-DINER
- THREE PIECE BATHROOM SUITE WITH SHOWER OVER THE BATH
- OUTBUILDING STORAGE
- LOCAL SHOPS, SCHOOLS AND AMENITIES
- 360 VIRTUAL TOUR

**£170,000**



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## DESCRIPTION

Nestled on Monmouth Drive in Leicester, this end-terrace house presents an excellent opportunity for first-time buyers and savvy investors alike. Recently decorated, with new carpets and flooring throughout, the property boasts a fresh and inviting atmosphere.

Upon entering, you are greeted by an open-plan lounge-diner, perfect for both relaxation and entertaining. At the rear, a separate dining room or study provides additional versatility, while a convenient downstairs WC and a fitted kitchen enhance the practicality of the layout.

Stairs from the hallway lead to the first-floor landing, where you will find two spacious double bedrooms, each offering ample natural light and comfort. The three-piece bathroom suite features a practical shower over the bath, catering to all your needs.

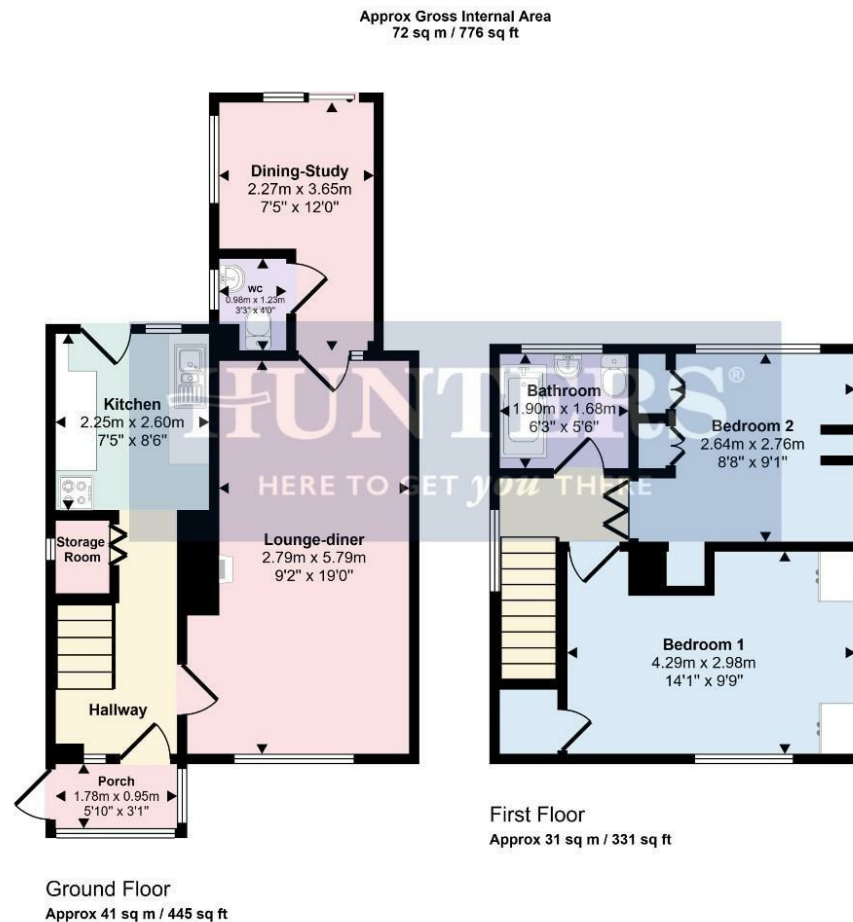
Outside, the property benefits from gardens to both the front and rear, providing a lovely outdoor space for gardening or enjoying the fresh air. Additionally, there are two outbuilding storage areas, ideal for keeping your belongings organised.

The location is superb, with local shops, schools, and amenities just a stone's throw away. Excellent road and public transport links to the city ensure that you are well-connected to all that Leicester has to offer.

To truly appreciate this delightful home, we invite you to take a 360-degree virtual tour. Do not miss out on this fantastic opportunity; contact your local Hunters estate agents in Wigston to arrange an early viewing.







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

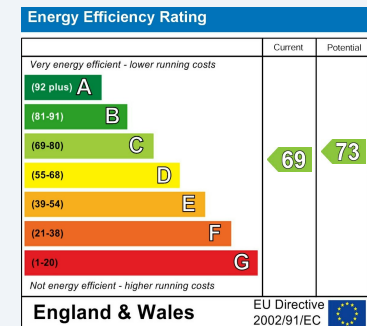
Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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.