

JAMES
SELICKS

7 MONSELL DRIVE
AYLESTONE, LEICESTER

SALES LETTINGS SURVEYS MORTGAGES



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7 Monsell Drive

Aylestone
Leicester LE2 8PP

An attractive and spacious, four bedroom detached family home situated on a large plot, in this popular location.

Porch | reception hall | cloakroom | dining room | sitting room | family room | conservatory | breakfast kitchen | spice kitchen | laundry room | utility room | four bedrooms | bathroom | separate WC | garden room | driveway | garage | lawned gardens | EPC – E

LOCATION

Aylestone is located approximately two miles south of Leicester city centre, providing excellent access to the professional quarters and mainline railway station; local day-to-day shopping can be found along Aylestone Road itself and access to the M1/M69 motorways and associated Fosse Retail Park is only a short distance away.

ACCOMMODATION

uPVC glazed double doors with windows to sides lead into a porch with an inner door leading into the large entrance hall which houses the stairs to the first floor with understairs storage cupboard beneath and a further large storage cupboard. A ground floor cloakroom provides a two piece suite. Double doors lead into the dining room which has a bay window to the front and further window to the rear, a fireplace, ceiling coving and double doors leading into the large sitting room which has a fireplace, double doors to the conservatory and sliding doors leading into the family room which also has a fireplace. The large conservatory has French doors leading onto the garden. The recently refitted breakfast kitchen has a square bay window to the front elevation and a good range of eye and base level units and drawers, ample granite worktops, sink and drainer unit with a mixer tap above, glazed and leaded

display cabinets, four ring hob with stainless steel and glass extractor unit over, integrated appliances including oven, Hotpoint microwave, fridge-freezer and dishwasher, built-in breakfast bar, halogen down spotlights and polished tiled flooring. A further spice kitchen provides a range of eye and base level units, ample worktops and sink.

To the first floor a large landing with a window to the side gives access to the large master bedroom which has a range of built-in furniture including wardrobes, bedside and over bed cabinets, dressing table, vanity with inset wash hand basin, two windows to the side and a window to the rear. Bedroom two has built-in wardrobes and window to the rear elevation. Bedroom three has a window to the front elevation and a built-in wardrobe. Bedroom four has built-in wardrobes and a window to the side. The family bathroom has a three-piece suite comprising a panelled bath with shower attachment and shower screen, a separate shower enclosure and a wash hand basin with storage beneath, mirror and lights over, chrome heated towel rail, fully tiled walls and floor and window to the side. A separate WC with a window to the front provides a low flush suite.

OUTSIDE

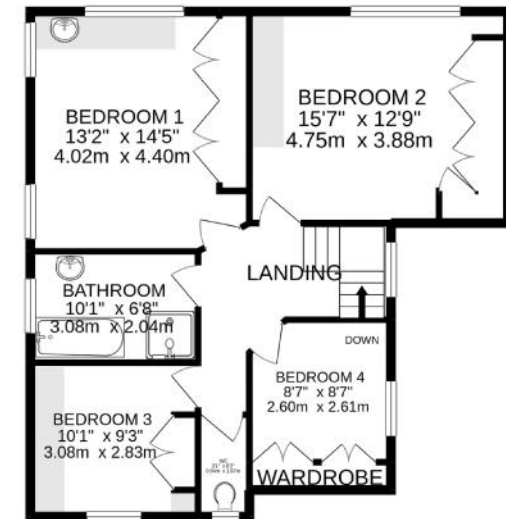
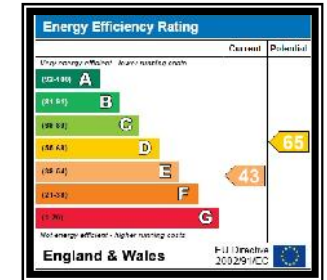
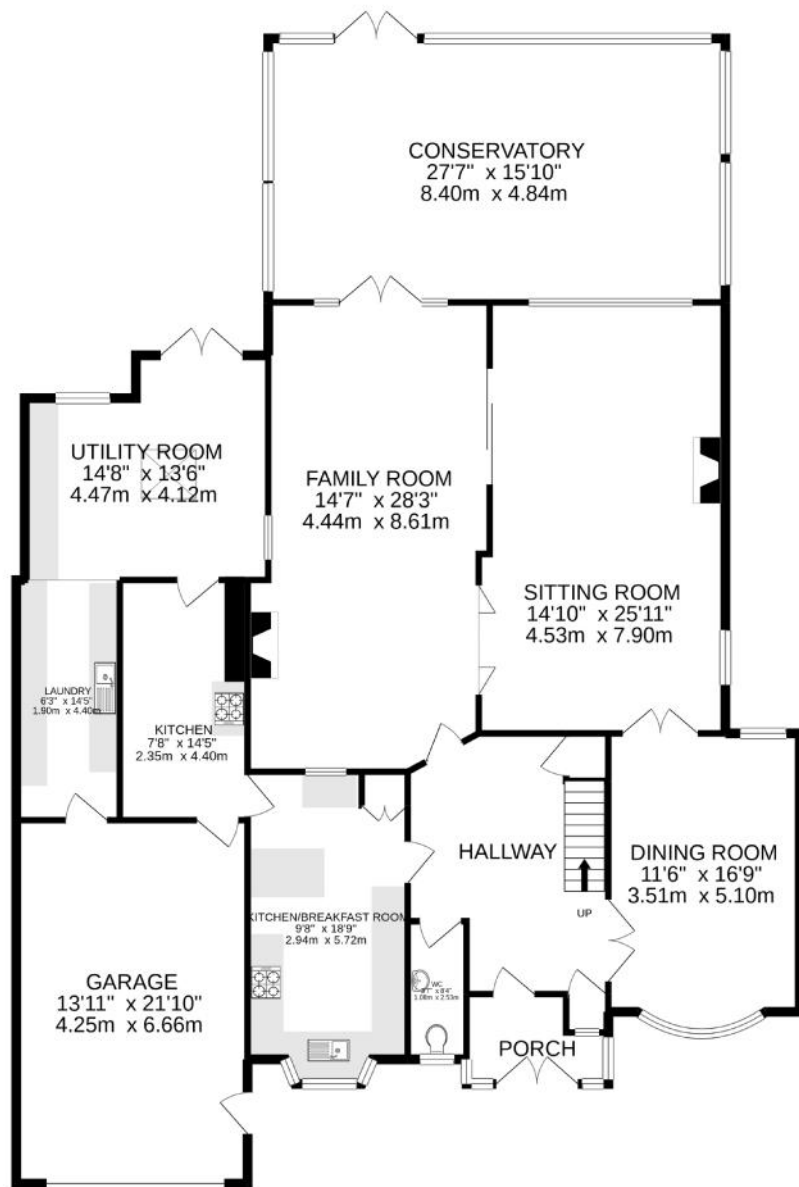
To the front of the property is a large block paved driveway providing ample car standing and leading to the garage. To the rear of the property are large, deep lawned gardens with patio areas, a garden room and wooden shed, an array of trees and shrubs, fenced and hedged boundaries.

DIRECTIONAL NOTE

Proceed out of Leicester via the A426 Aylestone Road in a southerly direction, taking a left hand turn onto Monsell Drive just before the traffic light complex with Wigston Lane, where the property can be found on the right hand side.







7 Monsell Drive, Aylestone, Leicester LE2 8PP

Total Approximate Gross Internal Floor Area = 3467 SQ FT / 322 SQ M

Measurements are approximate.
Not to scale.
For illustrative purposes only.



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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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