



70 AMBLESIDE DRIVE, LEICESTER, LE2 9LD  
OFFERS OVER £180,000





Welcome to this beautiful 3-bedroom end of terrace property, situated on a desirable corner plot in the popular area of Eyres Monsell. This charming property is perfect for first-time buyers or families, offering a fantastic combination of comfort, space, and convenience.

As you approach the property, you'll be struck by the lovely frontage and mature front garden. The detached garage and car standing provide ample parking space for multiple vehicles.

Upon entering, the lounge is a bright and welcoming space, perfect for relaxation and unwinding. The large fitted kitchen diner is the heart of the home and is ideal for entertaining guests or enjoying family meals. The kitchen opens up to a good-sized private garden through the French doors creating an effortless flow and connection between the indoor and outdoor spaces. The garden is perfect for enjoying the summer weather or for children to play in a safe and secure environment.

The property comprises of 3 well-proportioned bedrooms, with 2 of them being doubles. One of the



bedrooms would make an ideal home office or study for those who work from home.

The family bathroom is a comfortable size and has a 3 piece suite

You could also explore the potential for some modernisation including adding a combi boiler or a new bathroom suite which would really put your individual stamp on the home.

Additionally, this property would also perform well for investors as a buy-to-let and would achieve around £900 per month in rent. With a purchase price of £180,000, the return on investment (ROI) would be approximately 6%. This makes it a sound investment opportunity for those looking to expand their property portfolio.

Located in the ever popular Eyres Monsell, this property benefits from excellent local amenities, including schools, transport links and a supportive local community. There are several primary and secondary schools in the area, making it ideal for families. The transport links are excellent, with regular bus services and easy access to major road networks and the city centre. The local community is friendly and welcoming, making it the perfect place to call home.

In summary, this stunning property is perfect for first-time buyers or families looking for a spacious and modern home in a desirable location with fantastic local amenities. It is also an attractive option for investors looking for a buy-to-let property with a solid ROI. Check out the video tour and book a private viewing today so you don't miss out on the opportunity to make this house your home.



#### **LOUNGE**

16' 11" x 13' 6" (5.18m x 4.12m)

#### **KITCHEN/ DINER**

10' 0" x 17' 5" (3.06m x 5.33m)

#### **MASTER BEDROOM**

13' 5" x 10' 10" (4.10m x 3.32m)

#### **BEDROOM**

12' 5" x 8' 10" (3.80m x 2.70m)

#### **BEDROOM/ STUDY**

9' 5" x 7' 5" (2.88m x 2.28m)

#### **BATHROOM**



5' 6" x 7' 4" (1.68m x 2.26m)



GROUND FLOOR  
333 sq ft. (31.0 sq.m.) approx.

1ST FLOOR  
333 sq ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA: 667 sq ft. (62.0 sq.m.) approx.  
 Whilst every effort has been made to ensure the accuracy of the figures contained herein, measurements of actual buildings should not be taken from an architectural or development plan. No responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such for any particular purpose. The original floor plan of this property has not been revised and is provided as an illustration only.  
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