



Connells

Grange Close
Leicester

Grange Close Leicester LE2 9GN

for sale offers in excess of
£200,000



Property Description

Eyres Monsell is located in the South West corner of Leicester. This sought after location boasts two primary schools, a selection of shops and takeaways, two large parks with play and gym equipment, churches and doctors surgeries, two public houses and is served by regular bus links to the city centre and has everything you need for convenient living.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

This two bedroom semi-detached property would make an ideal First Time or Investment purchase. The property is well presented throughout and ready to move into. Situated in a quiet location on Maple Park viewing is highly recommended to appreciate the space this property has to offer.

Entrance Hall

With a door to the front of the property and stairs rising to the first floor.

Cloakroom

With a wc, wash hand basin and window to the front of the property.

Lounge

There is a double glazed window to the front of the property, central heating radiator and double glazed patio doors leading out to the rear garden

Kitchen

Fitted with wall and base units, work surfaces housing the sink drainer, electric oven, electric hob with cooker hood over, plumbing for a washing machine, space for a fridge freezer, central heating radiator and double glazed window to the rear of the property.

First Floor Landing

With stairs rising from the hallway, airing cupboard and double glazed window to the front of the property.

Bedroom One

With double glazed windows to the front and rear of the property and a central heating radiator.

Bedroom Two

With a double glazed window to the rear of the property and a central heating radiator.

Bathroom

There is a bath with shower over, wash hand basin in a vanity unit, wc, LED spot lights, tiled flooring, tiled walls, heated chrome towel radiator and double glazed window to the front of the property.

Outside

To the front of the property there is a lawned garden and driveway.

The rear garden is paved with a decked area and fenced borders.

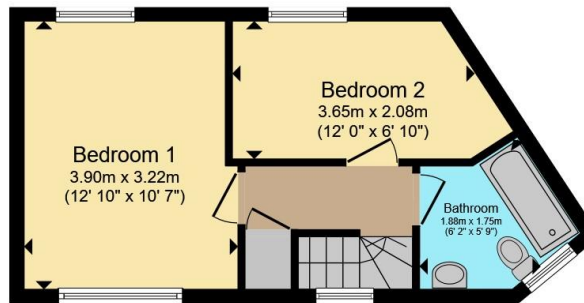








Ground Floor



First Floor

Total floor area 60.1 m² (647 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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directions to this property:

Proceed out of Blaby along Leicester Road and at the roundabout continue straight ahead. At the traffic lights continue ahead towards Glen Parva. Turn right onto Red House Road and right onto Ambleside Drive. Turn right onto Ambleside Way and left onto Grange Close where the property is situated.

EPC Rating: D Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/BLA309934



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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