



28e Monsell Lodge

Monsell Drive, Leicester LE28PN

MOORE  
& YORK





### Property at a glance:

- Detached Period Family Residence
- Beautifully Restored & Extended
- High Specification Interior Design
- Four Spacious Reception Rooms
- Four Bedrooms
- En Suite & Family Bathroom
- Walled Corner Plot Garden
- Driveway & Garage

£795,000



Occupying a large corner plot within Monsell Grange, "Monsell Lodge" is the former Lodge House to the Monsell Parkland Estate that has been beautifully restored and extended to create an individual home of extraordinary charm and character with stunning elevations combined with high specification interior design. The property benefits from an integral garage, additional off-road parking, a private, walled rear garden and offers spacious, flexibly arrangeable, gas centrally heated, sealed unit double glazed accommodation, on two floors, with cloaks\w.c., Four spacious reception rooms, dining kitchen, utility room, four double bedrooms, two luxury bathrooms (one en-suite), and delightful gardens to three sides of a corner plot within this exclusive development of individual homes in the sought-after suburb of Aylestone.

### HISTORICAL INFORMATION

"Monsell Lodge" was originally owned by Bolton Meredith Eyres-Monsell (First Viscount Monsell, GBE, PC) who lived between 1881 and 1969 and was a British Conservative Party politician who served as Chief Whip until 1931 and then as First Lord of the Admiralty. His parents were Lt. Col. Bolton James Alfred Monsell (a soldier and a Chief Constable in the Metropolitan Police) and Mary Beverley (daughter of Sir Edmund Ogle, Sixth Baronet). Bolton Monsell took the name Eyres upon his marriage to Caroline Mary Sybil Eyres in 1904.

"Monsell Lodge" was situated at the entrance to the Monsell Estate which formed a large area of rolling countryside between the villages of Aylestone and Blaby. The suburb of Eyres Monsell was named after him and was built on land he had owned before it was compulsorily purchased in the early 1950s.

### DETAILED ACCOMODATION



### ON THE GROUND FLOOR

#### RECEPTION HALL

15' 6" x 15' 11" (4.72m x 4.85m) (maximum measurements) With hardwood double glazed entrance door and matching glazed panels to front aspect, two light points, Amtico flooring, under stairs storage / cloak cupboard, staircase rising off to first floor, inner lobby with door to rear garden, access to:

#### FITTED CLOAKROOM

2' 5" x 7' 9" (0.74m x 2.36m) With part tiled walls, tiled flooring, wash hand basin, low level w/c, radiator, hard wood opaque window to side aspect, extractor and light point.









## DINING OR FAMILY ROOM

13' 7" x 14' 1" (4.14m x 4.29m) With hardwood double glazed feature bay window to front aspect, hardwood double glazed window to side aspect, two radiators, fitted shelving and storage cupboards, feature hearth and surround with inset wood burning stove, Amtico flooring and two light points.

## SITTING ROOM

13' 5" x 19' 5" (4.09m x 5.92m) With Hardwood double glazed French doors to front aspect with matching glazed side panels, hardwood double glazed window to rear aspect, two radiators, Air-conditioning unit, quartz style hearth and surround with inset wood burning stove, Amtico flooring, built in storage cupboards and shelving and two light points.

## GARDEN ROOM

16' 5" x 15' 3" (5.00m x 4.65m) With feature five section aluminium bifold door, glazed feature roof lantern, two radiators, luxury vinyl style flooring, Air-conditioning unit, inset spot lighting.

## BREAKFAST KITCHEN

13' 4" x 24' 4" (4.06m x 7.42m) Handcrafted and painted luxury hardwood re fitted kitchen, having a range of base and eye level units, draws and larder storage with soft close functions, Quartz work surfaces over with inset 'Franke' sink and 'Quooker' hot tap over. Integrated appliances including, 'Miele' combi oven and 'Miele' double oven, with 'Meile warming daw under, 'Meile induction four ring hob with extractor over, dishwasher, 'Bosch' double fridge freezer, 'Caple' wine cooler, bin storage and waste disposal. Porcelain tiled floor, two ceiling roof windows, inset spot lighting, two up right column style radiators, two walk in storage cupboards, hardwood double glazed window to side aspect and door to side aspect.

## INNER HALLWAY

4' 6" x 10' 1" (1.37m x 3.07m) 4' 6" x 10' 1" (1.37m x 3.07m) With wall mounted gas boiler, Amtico flooring, radiator and and access to garage.

## UTILITY ROOM

9' 7" x 9' 2" (2.92m x 2.79m) fitted with a matching range of luxury hand crafted and painted base and eye level units with work surface over and tiled splash backs, stainless steel sink and drainer, further full length floor to ceiling built in storage cupboards, space for washing machine and tumble dryer, Amtico flooring, upright column style radiator and inset spot lighting.

## STUDY / GYM

8' 8" x 15' 0" (2.64m x 4.57m) With feature glazed roof lantern, double glazed window and door to side aspect, Amtico flooring, radiator and inset spot lighting.

## ON THE FIRST FLOOR

Return staircase with half landing and main landing, three light points and gives access to:

## MASTER BEDROOM SUITE

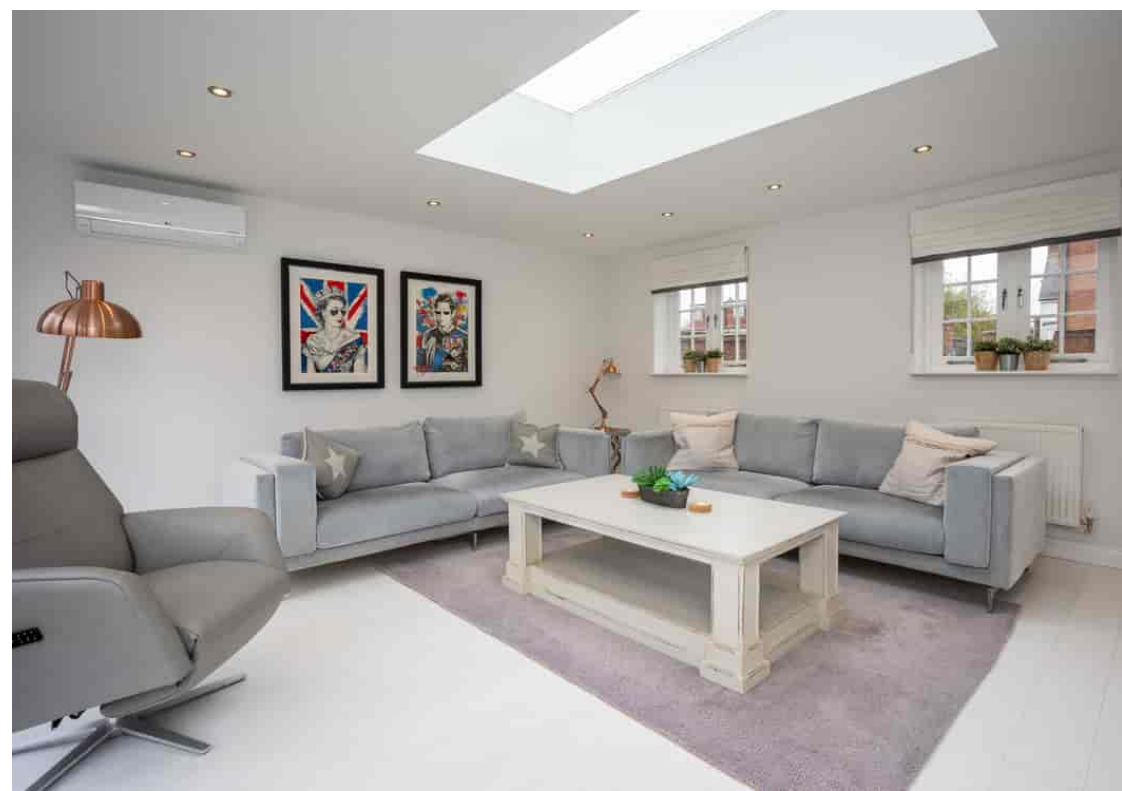
13' 6" x 18' 6" (4.11m x 5.64m) With two hardwood double glazed windows to side aspect and hardwood double glazed window to front aspect, Two built in storage cupboards, air-condition unit, two radiators and two light points.















### EN SUITE BATHROOM

5' 9" x 9' 7" (1.75m x 2.92m) Fitted with a luxury matching suite comprising two wash hand basins, tiled bath, low level w/c, chrome effect heated towel rail, three hardwood double glazed windows to rear aspect, porcelain tiled flooring, extractor and light point,

### BEDROOM TWO

12' 6" x 13' 7" (3.81m x 4.14m) With hardwood double glazed windows to front aspect, radiator, air-conditioning unit and light point.

### BEDROOM THREE

11' 6" x 13' 6" (3.51m x 4.11m) With hardwood double glazed window to side aspect, radiator, air-conditioning unit, light point and loft access.

### BEDROOM FOUR

7' 7" x 11' 6" (2.31m x 3.51m) Fitted with a matching range of storage cupboards and hanging space, hardwood double glazed window to front aspect, radiator and light point.

### FAMILY BATHROOM SUITE

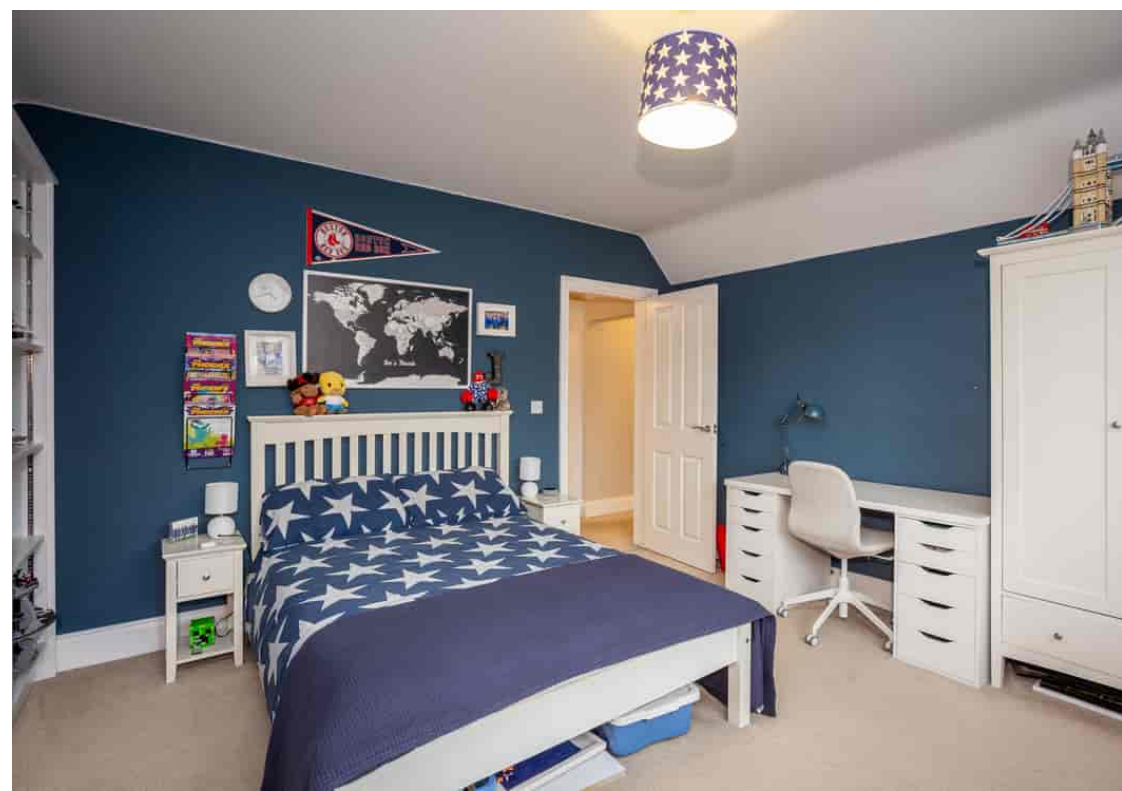
11' 8" x 14' 9" (3.56m x 4.50m) With feature vaulted ceiling and luxury suite comprising, two wash hand basins, low level w/c, tiled bath, separate glazed shower enclosure with mixer shower, porcelain tiled floor, chrome effect heated towel rail, shaver point, two 'Velux' style roof windows, opaque hardwood double glazed window to front aspect, inset spot lighting and additional storage cupboard housing hot water cylinder.

### OUTSIDE

The property occupies a large corner plot within Monsell Grange and enjoys a private driveway to front approached by electrically operated double wrought Iron decorative gates with entry communication system, extensive off-road parking\turning space, with decorative block paving, shaped planters and decorative borders with wall lighting, access to a integral garage with workshop\storage space, side gated access to the rear garden.

















## REAR GARDEN

Benefitting from a private walled garden, block paved patio with seating and BBQ area, extensive artificial lawned area, curved decorative planted hardwood borders, wall lighting and outside water tap.

## VIEWING

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

## SERVICES

All mains services are understood to be available. Hot water for central heating and domestic purposes is gas fired and ample electric power points are fitted throughout the property which is double glazed.

## MAKING AN OFFER

Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.

## TENURE

Freehold

## COUNCIL TAX BAND

G - Leicester City

## FLOOR PLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

## IMPORTANT INFORMATION

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## Ground Floor



**IMPORTANT:** All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property – if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

