

1a Lutterworth Road, Blaby, Leicester, LE8 4DW
Telephone: 0116 2771777 • Email: lettings@duckletts.co.uk
www.nestestateagents.co.uk

FLOOR PLAN

DIMENSIONS



FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.

VIEWING Via our office at 1a Lutterworth Road, Blaby, Leicester, LE8 4DW

Telephone: 0116 2771777 • Email: lettings@duckletts.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

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OFFER PROCEDURE If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

MONEY LAUNDERING Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.

These details do not constitute part of an offer or contract.

Measurements are for guidance only and potential buyers are advised to recheck measurements.

Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and have no guarantee as to their operability or efficiency can be given.

40 Jewsbury Way, Braunstone, Leicester, Leicestershire,
£1,250 Per month

OVERVIEW

- Beautifully Presented Throughout
- Detached Family Home
- Light & Airy Lounge
- Formal Dining Room
- Spacious Kitchen Diner
- Three Well Proportioned Bedrooms
- Shower En Suite
- Family Bathroom
- Garage & Off Road Parking
- EPC RATING : D Council TAX Band : D

LOCATION LOCATION....

Set in an envious position with a green area to the front and non over looked to the rear. Thorpe Astley is a modern popular residential area, it is extremely convenient for the motorway network and well known for it's easy access to the city centre. Entertainment wise the Meridian Leisure Park is close by and has a Vue cinema and a selection of fabulous restaurants. In terms of shopping you will find that Fosse Park is only a short drive away, with it's array of clothing, sports and home ware shops including a flagship Marks and Spencer store and two large supermarkets. A great place to live.



THE INSIDE STORY

This beautiful modern detached family home offers well proportioned accommodation throughout, set over two floors and is delightfully positioned in front of a green area. The entrance hallway has doors to the downstairs living accommodation with stairs rising to the first floor. The downstairs wc, a useful addition to any family home, has a white wash hand basin and low level wc. The lounge has a window overlooking the green allowing plenty of light to flood through, making it a light and airy room, a perfect place to sit and relax in after a long day. Through the arch way is the formal dining room with patio doors opening into the garden perfect for entertaining with family and friends. The modern kitchen is fitted with a range of wall and base units with work surfaces all around, sink drainer and plumbing for a washing machine and dishwasher, an integrated oven with gas hob and extractor fan over.

The first floor is home to the master bedroom which has fitted wardrobes and an en suite shower room comprising of a shower cubicle wash hand basin with a useful vanity unit, and a low level wc. There are a further two double bedrooms and the family bathroom with a three piece suite comprising of white wash hand basin, low level wc and bath.

Externally this property has an pretty enclosed rear garden that is mainly laid to lawn with a patio area perfect for outside dining in the warmer summer months. To the front is a driveway providing ample off road parking and access to the garage.

A truly delightful home, if you are looking for space then this is the home for you, there is everything you need for modern family living, a viewing is essential.

EPC Rating: D. Council Tax Band D

