

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

FREE PROPERTY VALUATIONS Looking to sell? Need a valuation?

Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home.

Call us on 0116 277 2277 for free advice.

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.

49 Tay Road, Lubbethorpe, Leicester, LE19 4BF

£1,200

OVERVIEW

- Two bedroom family home
- Modern interior
- Kitchen with integrated appliances
- Open plan lounge diner
- Family bathroom
- Downstairs WC
- Patio garden area
- Two parking spaces
- Council tax band B
- Epc rating B



THE INSIDE STORY

Welcome to this charming 2-bedroom house located on Tay Road in the delightful area of Lubbethorpe, Leicester. This property boasts a modern interior spread across 3 storeys, offering ample space for comfortable living.

A highlights of this home is the convenience of having a downstairs WC, adding a practical touch to the living space. Additionally, the property features parking space for 2 cars, ensuring you never have to worry about finding a spot, and a rear patio garden.

As you advance to the second first floor you are greeted by a lovely lounge area that seamlessly flows into the kitchen diner, creating a perfect space for entertaining guests or enjoying family meals. The modern design throughout the house adds a touch of elegance and style to the property.

Don't miss the opportunity to make this 3-storey house your new home. With its desirable location and modern amenities, this property is sure to capture your heart. Contact us today to arrange a viewing and take the first step towards owning your dream home in Lubbethorpe.

LOCATION LOCATION....

Set back from the road, with fabulous views from the floor to ceiling windows. This apartment comes with two private off street parking spaces. The interior of this property is just as inviting and well maintained as the exterior. The highly sought after area of New Lubbethorpe lies approximately five miles from Leicester City Centre. With a range of facilities that are continuing to grow there is a brand new state of the art Primary School. Day to day shopping and leisure facilities are available within the wider neighbouring areas including Fosse Park and the Meridian. For commuters there are excellent links to both the M1 & M69. A great place to live and become part of this thriving community.

