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DUCK LETTS  
LETTING AGENTS

## FLOOR PLAN

### DIMENSIONS

Entrance Hall  
Kitchen Diner  
Lounge  
Downstairs Cloakroom  
First Floor Landing  
Family Bathroom  
Bedroom Two  
Bedroom Three  
Bedroom Four  
Second Floor  
Master Bedroom  
En- suite



**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](mailto:lettings@duckletts.co.uk) who will be pleased to arrange an appointment to view. Or visit our website at [www.nestestateagents.co.uk](http://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.

35 Ridleys Close, Countesthorpe, Leicester, LE8 5AG  
£1,300 Per month

## OVERVIEW

- Detached Home
- Entrance Hall
- Beautiful Kitchen Diner
- Lounge
- Downstairs Cloakroom
- Four Bedrooms Master En suite
- Family Bathroom
- Available Immediately
- Council Tax band - D, EPC Rating - C, Freehold
- Deposit £1500 - 6 Month Tenancy

## LOCATION LOCATION....

Countesthorpe has many amenities to offer everyone making it a popular south Leicestershire village. It has a good range of local shops for day to day living, a post office, hairdressers, library, health centre, garden centre, restaurant, public houses. Educationally there are three reputable schools: Greenfield Primary School, Leysland High School and Countesthorpe Community College. Countesthorpe is on a regular serviced bus route into the city and has good links to the motorway networks and Fosse shopping park.



## THE INSIDE STORY

Well presented four bedroom detached family home with accommodation set over three floors, available now an internal viewing is highly recommended so you don't miss out on this fabulous home. Entering into the hallway the staircase rises to the first floor and a door leads you into the downstairs cloakroom, with a white suite comprising of a low wc and wash hand basin. The beautifully fitted kitchen has ample wall and base units, a stainless steel sink drainer with mixer tap. There are integrated appliances that include an oven, gas hob with extractor hood over, fridge, freezer, dishwasher and washing machine. This is a great social room, with space to dine it makes the ideal place for family meals, entertaining and socialising and the pretty bay window allows in natural light to the front aspect. The lounge which runs across the rear of this home and has french doors leading out into the garden. To the first floor landing there are three well proportioned bedrooms and the family bathroom which compromises of a low level wc, wash hand basin and a bath. To the second floor there is the fabulous master bedroom with inbuilt wardrobes as well as a handy storage cupboard. The good size en suite shower room comprises of a bath with an over head shower, wash hand basin and low level wc. Externally this home has off road parking for several cars and a gate leading to the rear garden. The rear garden is enclosed and low maintenance with a patio area for al fresco dining during the summer months.

