

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.

31 Woodbank, Burbage, Hinckley, Leicestershire, LE10 2BY
£975 Per month

OVERVIEW

- Available Immediately
- Two Bedroom End Townhouse
- Entrance Hall
- Lounge Diner
- Modern Fitted Kitchen & Conservatory
- Two Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Off Road Parking
- EPC Rating - D, Council Tax Band - B & Freehold

LOCATION LOCATION....

The quiet and peaceful little village of Wykin is located to the north-west of the town of Hinckley and is separated from it by the A47 Northern Perimeter Road. The property is located close to local amenities and accessible for commuting via all major road links such as A5, M69, M1 and M6.



THE INSIDE STORY

This wonderful end town home is presented in immaculate condition and is located in a non estate position. On approach to the property you will be greeted with a good size lawned area, raised flower border and decorative gravelled area. Entering into the hallway there is a staircase leading to the first floor and a door taking you into the spacious lounge diner with a window to the front aspect. A door leads into the Upvc conservatory, a great addition to the home currently being used as a dining area but offers the flexibility to be utilised to suit your individual needs. To the rear of the property is the kitchen, fitted with shaker style wall and base units with a contrasting work surface and a sink drainer. There is an integrated oven, hob and extractor fan, plumbing for a washing machine and space for an upright fridge freezer. Travelling up to the first floor you will find two double bedrooms, the main bedroom has a built in cupboard. Over in the bathroom is a white suite comprising of a wash hand basin, low level wc, a bath with overhead shower and glass surround, a heated towel rail and complimentary wall tiling. A side access gate leads you through to the garden. Designed for low maintenance there is a patio area for outside dining, lawn and a summer house with electric and an outside power point. Double gates open up proving off road parking.

Council Tax Band (B)

EPC Rating (D)

HOW TO APPLY

Due to high demand and to save you time, please email us initially via Rightmove or Zoopla, including the names of all individuals who will be living at the property and your current address and position. We as the property agent will then after consulting with the landlord send you an application form for viewing the property . We aim to respond to all inquiries within 48 hours. Thank you for your cooperation.

