

1a Lutterworth Road, Blaby, Leicester, LE8 4DW
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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.ukwho 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?
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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.

32 Warren Hill, Newtown Linford, Leicester, LE6 0AL
£1,200 Per month

OVERVIEW

- Stunning Location
- ALL BILLS INCLUDED
- Tennis Court
- One Bedroom Self contained
- Bathroom
- Parking For Multiple Vehicles
- Council Band TBC
- EPC Band TBC



THE INSIDE STORY

Nestled in the picturesque village of Newtown Linford, Leicester, this charming one-bedroom home offers a delightful living experience. Fully furnished and ready for you to move in, this property is perfect for those seeking comfort and convenience.

The house is set within large grounds, providing ample space for relaxation and outdoor activities. You will have full access to the amenities, making it an ideal choice for anyone who enjoys a blend of indoor and outdoor living. The stunning views of the Leicestershire countryside are sure to captivate you, offering a serene backdrop to your daily life.

One of the standout features of this property is its proximity to Bradgate Park, which is just a short walk away. This beautiful park is perfect for leisurely strolls, picnics, or simply enjoying nature.

Additionally, all bills are included, allowing for a hassle-free living experience. Whether you are a professional seeking a peaceful retreat or a couple looking for a cosy home, this property in Warren Hill is a wonderful opportunity not to be missed. Embrace the charm of village life while enjoying modern comforts in this delightful house.

LOCATION LOCATION....

