

1a Lutterworth Road, Blaby, Leicester, LE8 4DW
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www.nestestateagents.co.uk

FLOOR PLAN



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.



20d Southway, Blaby, Leicester, Leicestershire, LE8 4BB
£1,250 Per month

OVERVIEW

- Semi Detached Family Home
- Occupying A Wonderful Plot
- Sought After Blaby Location
- Hallway & Lounge
- Fitted Dining Kitchen
- Three Bedrooms & Bathroom
- Master En-Suite
- Maintained & Enclosed Rear Garden
- Off Road Parking
- Council Tax Band (B) EPC RATING (C)

LOCATION LOCATION....

Blaby boasts a host of amenities for everyone young and old. A village centre with a good selection of shops including an Aldi Supermarket, a post office, butchers & Bakery, pharmacies and health centres, a library and a dentist. There are two highly regarded Primary Schools with a secondary school in the next village, several churches and Bouskell & Northfield Park . Blaby is well known for its easy access to the city centre and motorway networks. Stroll around Blaby and you will find a designated conservation area with a wealth of charm and character.



THE INSIDE STORY

Beautifully presented throughout this three bedroom semi detached home in the sought after village of Blaby must be viewed to truly appreciate this wonderful home. Entering through the front door you are greeted into the entrance hallway with stairs rising to the first floor and doors leading to your downstairs living accommodation. The heart of this home is the open plan lounge kitchen diner, perfect for modern day family living. The kitchen itself is fitted with an array of cream shaker style wall and base units with contrasting work surfaces and tiles, a stainless steel sink with mixer tap and drainer, integrated electric oven and gas hob with extractor over, washing machine space and space for a free standing fridge freezer. The dining area has space for a dining table to enjoy meal times with family & friends. The lounge area is the perfect space to sit and relax after a long day whilst enjoying views of the garden. Essential to any family home is the downstairs WC complete with a low level wc and pedestal wash hand basin. To the first floor you will find three well proportioned bedrooms with bedroom one having the added luxury of an ensuite shower room. The family bathroom comprises of a bath, pedestal wash hand basin and low level wc. Externally this home has much to offer with an enclosed rear garden mainly laid to lawn and a patio area perfect for outside al fresco dining. To the front off the property is a pretty garden with a pathway leading to the front door and off road parking for two cars to the side. Viewing highly recommended.

EPC Rating C

Council tax Band B

