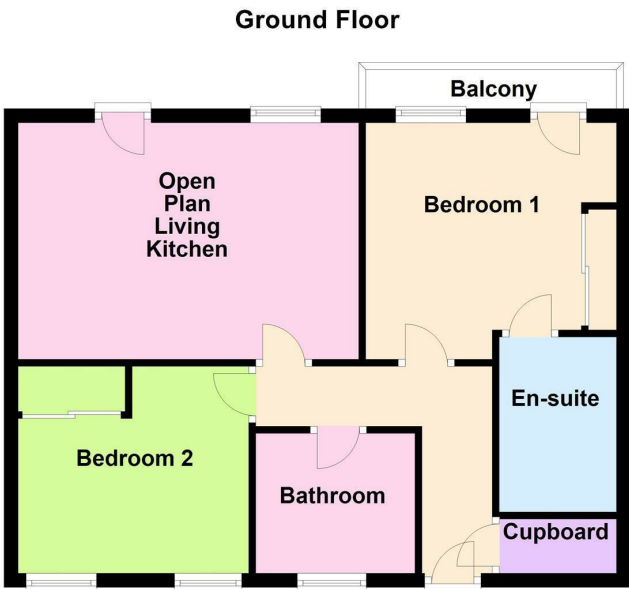


1a Lutterworth Road, Blaby, Leicester, LE8 4DW
Telephone: 0116 2771777 • Email: lettings@duckletts.co.uk
www.nestestateagents.co.uk

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.

Flat 9, Orchard Mews Sycamore Street, Blaby, Leicester,
£895 Per month

OVERVIEW

- Modern Second Floor Apartment
- Available End February
- Open Plan Kitchen Living Area
- Intergrated Appliances
- Two Double Bedrooms
- Bathroom & En Suite Shower Room
- Allocated Parking
- Secure Access With Intercom
- Council Tax : Band B
- EPC Rating D

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

A modern second floor apartment with intercom, situated in Blaby. Entrance into communal hall with stairs leading to the first floor and secure front door into the apartment. Begin your journey through the front door into the entrance hall, with door leading to bedroom one with ensuite shower room with a shower cubicle, low level wc and pedestal wash hand basin and walk in airing cupboard. The second bedroom is also a double bedroom with built in wardrobe space. The bathroom has a modern white suite with a paneled bath, wash hand basin and low level wc. The kitchen is fitted with a range of modern units with work surfaces, sink unit with drainer, built in ceramic hob, electric oven, with extractor hood over, integrated fridge, dishwasher and washing machine. The lounge is spacious with a Juliette balcony. There is allocated parking for one car along with visitor parking spaces. EER Grade D

