

1a Lutterworth Road, Blaby, Leicester, LE8 4DW  
Telephone: 0116 2771777 • Email: [lettings@duckletts.co.uk](mailto:lettings@duckletts.co.uk)  
[www.nestestateagents.co.uk](http://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](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.



10 Sycamore Street, Blaby, Leicester, LE8 4HW  
£875



## OVERVIEW

- Immaculate Apartment
- Conveniently Located
- Gated Allocated Parking
- Entrance Hallway & Living Dining Kitchen
- Two Double Bedrooms & Bathroom
- Council Tax Band B
- Energy Performance Rating C

## LOCATION LOCATION....

This fabulous home is set in a great position. Blaby boasts a host of amenities for everyone young and old. A village centre with a good selection of shops including two supermarkets, 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 and Northfield Park. Blaby is well known for its easy access to the city centre and motorway networks.



## THE INSIDE STORY

*This immaculate purpose-built apartment on Sycamore Street presents an excellent opportunity*

*Upon entering, you are greeted by a secure communal entrance that leads to a well-maintained staircase, taking you to the third floor. The entrance hallway features a convenient storage cupboard, perfect for keeping your living space tidy. The heart of the home is the open-plan living, dining, and kitchen area, which creates a warm and inviting atmosphere, ideal for both relaxation and entertaining. The kitchen itself is fitted with wall and base units, work surface and sink drainer. There is an integrated oven, hob and extractor fan as well as a washing machine and fridge freezer.*

*This apartment boasts two generously sized double bedrooms, each equipped with fitted wardrobes and doors that open onto charming Juliette balconies, allowing natural light to flood the rooms. The modern bathroom features a stylish white suite complemented by elegant grey mosaic tiling, providing a contemporary touch.*

*For those with a vehicle, the property includes a gated parking area with an allocated space, ensuring your car is secure.*

*In summary, this apartment on Sycamore Street is a great little find, combining modern living with convenience in a sought-after location.*

