

1a Lutterworth Road, Blaby, Leicester, LE8 4DW  
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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](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.



3 Harvey Close, Blaby, Leicester, LE8 4HU  
£1,200



# OVERVIEW

- To inquire about this property, please send us a request via Rightmove or Zoopla. Upon receipt, we will provide you with a pre-qualification application to facilitate the rental process
- Maintained Detached Bungalow
- Sought After Blaby Location
- Driveway & Single Garage
- Entrance Hall & Kitchen
- Living Room & Conservatory
- Two Bedrooms & Shower Room
- Low Maintenance Rear Garden
- Energy Rating ( D )
- Council Tax Band D
- Call 0116 2771777

# LOCATION LOCATION....

Blaby Village is known for its community spirit and has a variety of amenities to cater to residents and visitors. The shopping scene in Blaby Village is a blend of high street retailers and local businesses including nest Estate agents office. For grocery needs, supermarkets Aldi and Iceland are conveniently located in the area. Socialising is easy in Blaby with its selection of welcoming pubs. For those who enjoy the outdoors, Blaby Village offers several scenic walks and outdoor activities. Bouskell Park is a beautiful green space perfect for leisurely strolls, picnics, and enjoying nature. Overall, Blaby Village provides a balanced mix of urban convenience and rural charm.



# THE INSIDE STORY

*This delightful detached bungalow is positioned within a sought after location, convenient for Blaby centre and its host of amenities.*

*On approach to the home you will be greeted with a driveway and a garage with up and over door. Stepping into the hallway you will immediately feel at home. The living room is a cosy space with a feature fireplace that takes you though into the conservatory. Overlooking the garden.*

*The kitchen that has been fitted with a range of wall and base units, sink drainer, cooker point, space for appliances . Dual aspect windows makes this a bright room and there is a courtesy side door connecting you to the outdoors.*

*The bedrooms are both comfortable sizes, the main of which benefits from the addition of built in wardrobes. Over in the shower room is a modern white suite comprising of a vanity wash hand basin, low level WC, a walk in shower and neutral tiling.*

*Externally to the rear a well maintained garden awaits you.*

*Important Notice*

*Due to high demand, we are committed to accommodating and addressing your requests to the best of our ability.*

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