

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



27 Coltbeck Avenue, Narborough, Leicester, Leicestershire,
£1,100 Per month

OVERVIEW

- Semi Detached House
- Cosy Lounge
- Dining Room
- Modern Kitchen
- Three bedrooms
- Family Bathroom
- Rear Garden
- EPC RATING (C)
- Council Tax Band (B)

LOCATION LOCATION....

Narborough enjoys an array of amenities, with a good selection of local shops, three primary schools, restaurants, public houses, post office, pharmacy, medical centre, dentist, library the list goes on. Narborough is situated south of the city and is within easy reach of motorway networks and Narborough train station. Being a rural village there are ample footpaths, bridle ways and cycle routes in the area too. A truly lovely place to live.



THE INSIDE STORY

Fabulous three bedroom semi detached house located in a sought after position which is available immediately. Through the front door the entrance porch is an ideal place for shoes and coats with door in to the hallway which has stairs rising to the first floor and door in to the lounge. The lounge has a window to the front aspect allowing the natural light to flood in, with wood effect flooring and a feature fireplace. The kitchen diner is fitted with an array of modern wall and base units, an integrated electric oven, gas hob with extractor, plumbing for a washing machine and space for a table and chairs for family meals and entertaining with french doors giving views over the garden. To the first floor are three bedrooms with bedroom one and two being doubles and a well proportioned third. The family bathroom is fitted with a white three piece suite comprising of low level wc, ceramic wash hand basin and bath with shower and hand shower attachment. Externally to the front ample off road parking with a side gate which gives access to the rear garden which has a patio and is mainly lawned. Call 0116 2771777 to book a viewing.

