

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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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.



7 Caversham Road, Leicester, Leicestershire, LE2 9LQ
£1,200 Per month

OVERVIEW

- Available Immediately
- Well Presented Semi Detached Home
- Lounge
- Kitchen Diner
- Three Bedrooms
- En Suite Shower Room & Bathroom
- Driveway
- Enclosed Rear Garden
- Viewing Essential
- EPC Rating - D Council Band B

LOCATION LOCATION....

Situated between South Wigston and Aylestone this is a very popular location with a vast array of amenities close by. Eyres Monsell has a great amount of local shops, two Co op superstores, fast food eateries, restaurants and public houses. The Social club really makes the community welcome with different events and theme nights. There are two parks within the area, one being a children's park with basketball courts and green area, the other with several playing fields, a parkour area, children's play area and during the summer for a few weeks has a funfair with rides and attractions for all ages. Located near to the Pork pie Island makes it an easy commute to Leicester City Centre, M1 & M69 Junctions and Fosse shopping park.



THE INSIDE STORY

Available immediately this well presented semi detached home demands an internal viewing. Beginning at the front door into the entrance vestibule which has room for coats and shoes and doors into the downstairs rooms. The lounge is spacious and tastefully decorated. It has a window to the front aspect allowing in the natural light making it a light and airy room and a flame effect electric fire with feature surround creates a lovely place for unwinding after a long day. The hub of this home is the dining kitchen which is just a wonderful place for socialising and family time. the kitchen is fitted with a range of wall and base units, has a sink drainer with mixer tap, plumbing for a washing machine, dishwasher and space for a fridge freezer. the dining area has ample space for a table and chairs for all important family meals and entertaining with patio doors giving views over the garden. Perfect for busy family life is the downstairs cloakroom which is fitted with a low level wc and wash hand basin. Taking the stairs up to the first floor you will find three bedrooms. The master benefits from inbuilt wardrobes and an en suite. the en suite is fitted with a low level wc, wash hand basin and shower cubicle. The family bathroom is fitted with a three piece suite comprising of low level wc, wash hand basin and bath with shower over. Externally to the front is a driveway providing off road parking and to the rear the low maintenance, landscaped garden is just beautiful and has a patio area perfect for al fresco dining.

*EPC Rating D
Council Tax Band B*

