

1a Lutterworth Road, Blaby, Leicester, LE8 4DW
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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 who 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?
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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.



47 High Street, Whetstone, Leicester, Leicestershire, LE8
£950 Per month

OVERVIEW

- Beautifully Presented Terrace
- Available Immediately
- Sought After Location
- Lounge With Original Fireplace
- Dining Room
- Fitted Kitchen
- Two Bedrooms
- Bathroom
- Enclosed Rear Garden
- Viewing Highly Recommended

LOCATION LOCATION....

In Whetstone you'll enjoy a lively local community with plenty going on, there's Blaby & Whetstones Boys Club, a golf course, two good primary schools, St Peters and Badgerbrook, three churches, a few public houses and a good selection of local shops including a post office, a supermarket, a pharmacy and a dentist. Whetstone is located within a close proximity to the city and the open countryside, with excellent access to the motorway networks and Narborough train station.



THE INSIDE STORY

Beautifully presented throughout this two bedroom terrace is available immediately and demands an internal viewing to see the full potential it has to offer.

On entrance through the front door into the cosy lounge you'll find the original fireplace with a door leading into the separate dining room allowing for formal family meals. The kitchen is fitted with an array of wall and base units and has a door leading to the rear garden.

To your first floor landing there are two well proportioned bedrooms and a bathroom consists of a three piece suite. Externally this home has an enclosed rear garden.

EPC Rating (D)

Council Tax Band (A)

