

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
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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.



74 Spinney Drive, Botcheston, Leicester, LE9 9FG
£900 Per month

OVERVIEW

LOCATION LOCATION....

Botcheston is a hamlet in the Hinckley and Bosworth district of Leicestershire about 6.5 miles west of Leicester. It is in the civil parish of Desford and about a mile north of the village. Botcheston has about 200 households, a public house and a village hall. There is a local bus route running through the village.



THE INSIDE STORY

Nestled in the tranquil setting of Spinney Drive, Botcheston, Leicester, this charming two-bedroom home is part of a delightful over 55 development, perfect for those seeking a peaceful and community-oriented lifestyle. The property boasts a well-appointed kitchen, ideal for preparing meals and entertaining guests, alongside a comfortable lounge that provides a welcoming space to relax and unwind.

The house is designed with the needs of its residents in mind, offering a practical layout that maximises space and comfort. Each bedroom is generously sized, providing ample room for personalisation and storage. The property is surrounded by lovely grounds, perfect for leisurely strolls and enjoying the fresh air, making it an ideal retreat for those who appreciate nature and outdoor activities.

This residence not only offers a comfortable living space but also a sense of community, with like-minded neighbours and a supportive environment. Whether you are looking to downsize or simply seeking a new chapter in a serene location, this property presents an excellent opportunity to embrace a fulfilling lifestyle in a picturesque setting. Don't miss the chance to make this lovely house your new home.

Council TAX Band (B)

EPC Rating (E)

