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DUCK LETTS
LETTING AGENTS

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.

7 Thorpe Gardens, Littlethorpe, Leicester, Leicestershire,
£1,200 Per month

OVERVIEW

- Well Presented Semi Detached Home
- Entrance Hall & Downstairs WC
- Lounge
- Kitchen Diner
- Three Well Proportioned Bedrooms
- Bathroom & En Suite Shower Room
- Enclosed Rear Garden
- Off Road Parking
- Available Immediately
- EPC : C Council Tax Band : B



THE INSIDE STORY

This well presented property demands an internal viewing - you will not be disappointed. Entering the home into the central hallway, the stairs rise to the first floor and a doorway leads into the lounge. The lounge has a bright feel running from front to back of the home with a window at the front. Leading into the kitchen you will be greeted by a selection of wall and base units with a one and a half stainless steel sink drainer. There is space for a dishwasher, washing machine, as well as electric oven, hob with extractor fan over. Space for an upright fridge / freezer, space for a dining table and chairs, Patio doors let light shine through all day which is a real feature to this room. This property also has the benefit of a downstairs WC with a wash hand basin.

Rising to first floor there are three bedrooms. The master bedroom has a fitted wardrobe and your very own en suite with electric shower, wash hand basin and low level wc and heated towel rail. Bedroom two is also a double with window looking out to the rear of the property. Bedroom three at the rear has views onto open fields. The bathroom has a white suite comprising of wash hand basin, low level wc and bath. Externally there is an enclosed rear garden with patio area for outside dining and lawn. The parking is located at the front of the home having space for two vehicles. Viewing is essential to really appreciate the layout of this family home.

*EER Grade (C)
Council Tax Band (B)*

LOCATION LOCATION....

Littlethorpe is a village tucked in between the village of Narborough and Whetstone approximately seven miles from the city. Littlethorpe benefits from a couple of popular pubs and is situated with easy access to the motorway networks. Within walking distance, down the road in Narborough there is a wider collection of amenities including Narborough train station, and more local shops.

