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DUCK LETTS  
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## 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

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**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.

15 Uppingham Drive, Broughton Astley, Leicester,  
**£900 Per month**

## OVERVIEW

- Two Bedrooms
- Entrance Hall
- Lounge
- Kitchen Diner
- EPC GRADE : C
- Cul De Sac
- Council Tax : A



## THE INSIDE STORY

*This two bedroom home set in this cul de sac position. Entering through into the entrance vestibule a perfect place for coats and shoes, a door leads you into the lounge, stairs rise to the first floor a window to the front aspect allows the light to flood through. The heart of this home is in the spacious kitchen diner, fitted with a range of wall and base units, there is space for a dining table and a door leads to the rear aspect.*

*To the first floor two double bedrooms and a bathroom fitted with a three piece suite comprising of a shower, wash hand basin and low level wc. Externally this home looks over a green to the front aspect, and has a lawned frontage. The rear garden is low maintenance  
EER Grade C  
Council Tax Band ( A )*

## LOCATION LOCATION....

Broughton Astley boasts three reputable Primary Schools and the highly regarded secondary school Thomas Estley Community College. There is a local bus service which runs throughout the village going into the nearby towns Blaby and Lutterworth. With great links to both motorways and the city centre Broughton Astley has a delightful village centre with a collection of shops, a library, garage, cafe and a health centre just to name a few.

